

STAFF REPORT

February 8, 2001

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**No. 01UR001 - Use on Review to allow park improvements including Parks Department office, shops, storage facilities, playgrounds, picnic shelter, parking, lighting and a ball field** **ITEM 14**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 01UR001 - Use on Review to allow park improvements including Parks Department office, shops, storage facilities, playgrounds, picnic shelter, parking, lighting and a ball field</b>
LEGAL DESCRIPTION	A portion of Tract 8, Rapid City Greenway Tracts, Section 3, T1N, R7E, (also located in Sections 4 and 10, T1N, R7E) BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.6 Acres
LOCATION	Parks Department and Old Storybook Island Picnic Area
EXISTING ZONING	Flood Hazard District - Park Forest District
SURROUNDING ZONING	
North:	National Guard - Park Forest District - Medium Density Residential District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Flood Hazard District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Use on Review to allow park improvements including Parks Department office, shops, storage facilities, playgrounds, picnic shelter, parking, lighting and a ball field be approved with the following stipulations:

Engineering Division Recommendations:

1. The applicant must comply with all provisions of the Flood Area Construction Regulations for all applicable improvements;
2. Prior to issuance of a Building Permit, detailed construction plans shall be submitted for review and approval;

Fire Department Recommendations:

3. Prior to issuance of a Building Permit for the proposed parking area, the Fire Department shall have reviewed and approved plans to ensure that adequate emergency vehicle

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access and circulation is being provided; and,

Urban Planning Division Recommendations:

4. No structures shall be allowed in the Rapid Creek 100-year floodway, including temporary structures.

GENERAL COMMENTS: The Rapid City Public Works Department has submitted this Use on Review request for various improvements to the Rapid City Parks Department facilities and Old Storybook Island Park. The master plan provided by the Public Works Department identifies the addition of a picnic shelter, lighting, playground equipment, a ball field, restrooms, sidewalks and the expansion of the existing parking lot at Old Storybook Island Park. Improvements at the Parks Department facility include constructing a new storage building, fencing the materials storage area and expanding the existing office and shop. Construction of the playground north of the existing parking lot is the only improvement to be completed in 2001. The remaining improvements will be completed, as funding becomes available.

STAFF REVIEW: Staff has reviewed this request and noted the following concerns:

**Floodplain/Floodway Issues:** The master plan provided by the applicant shows a proposed sidewalk and parking lot expansion within the 100 year floodway. Structures, fill material and substantial improvements are not permitted without a technical evaluation by a professional engineer of the impact on flood levels. The applicant must also obtain the appropriate Floodplain Development Permits and comply with all provisions of the Flood Area Construction Regulations.

**Construction Plans:** As previously mentioned the only improvement to be constructed in 2001 is the playground area north of the existing parking lot. A time frame for the other improvements has not yet been established. Consequently, construction plans have not been completed for the parking lot expansion and proposed structures. Prior to issuance of a Building Permit for these improvements a complete set of construction plans must be submitted for review and approval by the Engineering Division.

**Fire Department Access:** The master plan submitted identifies that the existing parking lot will be expanded to accommodate 57 additional parking spaces. The Fire Department has noted that the configuration shown on the master plan does not provide adequate circulation for emergency vehicles and has indicated that prior to issuance of a Building Permit that a revised plan must be submitted for their review and approval.