

STAFF REPORT

March 8, 2001

No. 01UR007 - Major Amendment to a Use On Review to amend the Robbinsdale Park Master Plan to allow a storage area, shelter, announcing tower and lighting **ITEM 21**

GENERAL INFORMATION:

PETITIONER	Les Sackreiter for Black Hills BMX
REQUEST	No. 01UR007 - Major Amendment to a Use On Review to amend the Robbinsdale Park Master Plan to allow a storage area, shelter, announcing tower and lighting
LEGAL DESCRIPTION	Robbinsdale Park located in the SW1/4 SE1/4 and E1/2 SW1/4 of Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	107.42 acres
LOCATION	Robbinsdale Park
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District/Medium Density Residential District
East:	Low Density Residential District/Medium Density Residential District
West:	Low Density Residential District/Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Major Amendment to a Use On Review to amend the Robbinsdale Park Master Plan to allow a storage area, shelter, announcing tower and lighting be approved with the following stipulations:

Building Inspection Department Recommendations:

1. A Building Permit shall be obtained prior to any construction;
2. A Certificate of Occupancy shall be obtained prior to occupying the building addition;

Urban Planning Division Recommendations:

3. The lighting shall be designed and installed to reflect away from the adjacent residential areas and the existing softball fields;
4. That usage of the lighting shall be limited to Thursday evenings from 6:00 p.m. to 10:00

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p.m. during June, July and August and any expansion of these hours will require a Major Amendment to the Use on Review;

5. That "No-Parking" signs shall be posted on the park access road to the east and north of the BMX Track; and,

Air Quality Division Recommendations:

6. Prior to City Council approval, a Continuance Operation Compliance Plan application shall be submitted.

GENERAL COMMENTS: The Black Hills BMX Association is requesting a Major Amendment to a Use on Review to light the existing BMX track and construct a building that will be utilized as an announcing booth and storage area. The original Use on Review for the Robbinsdale Park was approved in 1982. On July 6, 1998 the City Council granted a Major Amendment to this Use on Review to allow a BMX Track, volleyball court, additional pedestrian/bike paths and a future pavilion area within Robbinsdale Park. One of the stipulations of this approval was that no lighting would be permitted for the BMX Track without a Major Amendment to the Use on Review.

STAFF REVIEW: Staff has reviewed this request for a Major Amendment to a Use on Review and has identified the following major issues:

Lighting: Major concerns discussed with area property owners during the review of the Major Amendment that was approved on July 6, 1998 included the location of the track within the Robbinsdale Park and the potential lighting of the BMX Track. The Public Works Department revised the master plan relocating the BMX Track 300 feet to the west providing a buffer between the track and the residential properties to the east. At that time, the applicant identified that the hours of operation for the BMX Track would be limited to weekend days from approximately 11:00 a.m. until 3:00 p.m. and lighting was not needed. Since that time interest in BMX racing has increased and the applicant would like to expand the hours of operation to include Thursday evenings from 6:00 p.m. to 10:00 p.m. during June, July and August. Staff is recommending that the lighting be designed and installed to reflect away from the adjacent residential areas and existing softball fields. In addition, staff is recommending that usage of the lighting at the BMX Track be limited to Thursdays from 6:00 p.m. to 10:00 p.m. in June, July and August and that any expansion of these hours would require a Major Amendment to the Use on Review.

Parking: Currently there are two parking areas in close proximity to the BMX Track. Approximately 150 feet northeast of the track is a 23 stall parking area and 300 feet south of the track is an 85 stall parking area. These parking areas provide parking for patrons of the baseball/softball complex, the BMX Track and the other park facilities. During peak usage times this amount of parking has proven to be inadequate and parking along the park access road to the east and north of the BMX Track occurs. The City intends to construct, in the spring of 2001, a 58 stall parking area east of the softball/baseball complex and a 68 stall parking area east of the BMX Track. The addition of 126 additional parking spaces to

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the park should help eliminate most of the on-street parking problems however, staff is recommending that "no parking" signs be posted to further discourage patrons from parking along the park access roads and insure that adequate access is available at all times for emergency equipment.

Air Quality: The existing BMX Track currently consists of a dirt track that is utilized for racing bicycles. The Air Quality Division has noted that this activity will likely discharge dust and other particulate matter and may reduce air quality in this area. Rapid City Ordinance 3597 states that any activity which causes particulate fugitive emissions to be released into the ambient air and which is conducted on an ongoing basis must submit a continuance operation compliance plan. Therefore staff is recommending that this plan be submitted prior to City Council approval of this Use on Review.

As of this writing, the receipts from the certified mailings have not been returned and the Use on Review sign has not been posted on the property. No inquiries have been received regarding this proposal.