

STAFF REPORT

May 22, 2003

No. 03SE003 - Special Exception to the Floodplain Building District Ordinance

ITEM 32

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 03SE003 - Special Exception to the Floodplain Building District Ordinance
EXISTING LEGAL DESCRIPTION	Lots 6 and 7, Block 6, Bradsky Subdivision; Tracts 35 and 36, Rapid City Greenway Tract, all located in Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 30.202 acres
LOCATION	Black Hills Polo and Soccer Grounds along E. St. James Street between Cambell Street and Sioux Avenue
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Flood Hazard District
South:	Flood Hazard District/Medium Density Residential District
East:	General Commercial District/Flood Hazard District
West:	Flood Hazard District/Medium Density Residential District
PUBLIC UTILITIES	
DATE OF APPLICATION	04/29/2003
REPORT BY	Rich Wells

RECOMMENDATION:

Staff recommends that the Special Exception to the Floodplain Building District Ordinance be denied.

If Council chooses to grant the Special Exception, staff recommends that it be subject to the following stipulations:

1. No fill material shall be placed for construction of the soccer fields or goals.
2. The soccer goals be anchored so that the frame does not float downstream and become debris during a flood. The frame and net shall also be designed so that it will rotate to align with flood flows thus not catching other floating debris.

GENERAL DESCRIPTION: The Polo Fields have been used for soccer play since approximately the time (1988) they were established. There are existing goals presently located in the fields.

STAFF REPORT

May 22, 2003

No. 03SE003 - Special Exception to the Floodplain Building District Ordinance

ITEM 32

The purpose of the Special Exception is to allow for the continued use of the Soccer goals and to establish construction criteria for the goals.

A floodplain development permit application has been provided. Construction details have been provided and approved for the proposed goals.

Staff Review:

- Rapid City Municipal Code 15.32.020 states that “The flood hazard areas of Rapid City are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards (emphasis added) which increase flood heights and velocities and, when inadequately anchored, damages uses in other areas....”
- Rapid City Municipal Code 15.32.220 states that “...the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential...”
- In 1997 the City Council adopted a resolution which stated that “...it is the intent of the City to preclude the location of structures within the 100 year floodway to the greatest degree possible.” The Council has remained consistent in requiring that all structures be located outside of the 100 year floodway.
- Rapid City Municipal Code section 15.32.240-D states that in passing upon applications for special exceptions, the council shall consider (among other factors):
 1. "The danger to health, safety, welfare and property due to increased flood heights or velocities caused by encroachments."
 5. "The importance of the services provided by the proposed facility to the community."
 7. "The availability of alternative locations not subject to flooding for the proposed use."
- Rapid City Municipal Code section 15.32.24-E-2-e states that “variances shall only be issued upon:
 - i. A showing of good and sufficient cause;
 - ii. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - iii. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances,...

Areas outside of the floodway are available for the fields.