

STAFF REPORT
January 10, 2008

No. 07SE001 - Special Exception to allow Ten Light Poles in the Hydraulic Floodway

ITEM 14

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	No. 07SE001 - Special Exception to allow Ten Light Poles in the Hydraulic Floodway
EXISTING LEGAL DESCRIPTION	Tract 27 of Rapid City Greenway Tracts, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 31.0 acres
LOCATION	125 Waterloo Street
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Medium Density Residential District - General Commercial District
West:	Flood Hazard District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/14/2007
REVIEWED BY	Bob Dominicak

RECOMMENDATION:

Staff recommends that the Special Exception to allow Ten Light Poles in the Hydraulic Floodway be continued to the January 24, 2008 Planning Commission meeting to allow the applicant to submit additional information.

This is a request by the City of Rapid City for approval of a Special Exception to allow Ten Light Poles in the Hydraulic Floodway. In particular, the applicant is proposing to install ten light poles along an existing pedestrian path for addition safety. In addition, the applicant has submitted an 11-6-19 Review (07SR054) to construct structures and other park improvements. The proposed development is located in the Flood Hazard Zoning District at Roosevelt Park. The applicant is proposing to construct a shade structure, picnic shelter, pedestrian bridge, sidewalks, lighting, parking and landscaping improvements. Currently a playground, pond, ice arena, and indoor swim center are located on the site.

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Roosevelt Park was deeded to the City of Rapid City in 1966, and in 1992 a Use On Review was approved with stipulations to allow the construction of a concession stand near the existing outdoor swimming pool. In 1994 a Use on Review was approved with a stipulation to allow the construction of a public restroom at the site. The construction of a softball field and playground apparatus was approved with stipulations in 1996. In 1999, Strong Hold Community Action Patrol proposed a teepee as a coordination center for creek patrol, and the Use on Review was denied without prejudice. In 2001, City Council approved a Conditional Use Permit (#00UR042) to allow park improvements at Roosevelt Park with stipulations.

On September 5, 2002, Planning Commission approved an 11-6-19 SDCL Review (#02SR015) to allow the construction of structures and other park improvements with the following stipulations:

1. Prior to any construction the applicant shall obtain a building permit;
2. An erosion/sediment control permit shall be submitted for review and approval prior to the issuance of a building permit;
3. Prior to issuance of a building permit the applicant shall obtain coverage under State General Permit for storm water runoff from the construction site;
4. All applicable provisions of Section 17.28 of the Rapid City Municipal Code shall be continually met;
5. All Uniform Fire Codes shall be continually met;
6. The Indoor Recreation Complex and the Ice Arena shall be sprinkled throughout;
7. The applicant must maintain sidewalks accessible to emergency vehicles at all times; and
8. An Air Quality permit shall be obtained prior to any surface disturbance.

STAFF REVIEW: Staff noted that additional information is required per Section 15.32 of the Rapid City Municipal Code and the legal notification requirements for the special exception have not been met. As such, staff recommends that the special exception be continued to the January 24, 2008 Planning Commission meeting.