

# STAFF REPORT

May 23, 2002

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**No. 02SR004 - 11-6-19 SDCL Review**

**ITEM 27**

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GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Black Hills Pony League
REQUEST	<b>No. 02SR004 - 11-6-19 SDCL Review</b>
EXISTING LEGAL DESCRIPTION	Tract 8 (also in Section 4 and Section 10, T1N, R7E), Rapid City Greenway Tract, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	Intersection of Jackson Blvd and 32nd Street (Jamie Johnson Memorial Field)
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Park Forest District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Flood Hazard District/Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	4/26/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review be approved with the following stipulations:

Engineering Division Recommendations:

1. That all requirements of Section 15.32, the Flood Area Construction Regulations and Section 17.28.040 of the Rapid City Municipal Code shall be met;
2. Prior to issuance of a Building Permit, a Floodplain Development Permit shall be obtained;

Building Inspection Division Recommendations:

3. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;

Urban Planning Division Recommendations:

4. Prior to issuance of a Building Permit, the applicant shall provide a revised site plan showing the location of five handicap accessible parking stalls; and,
5. Prior to issuance of a Certificate of Occupancy, that the required pavement striping and signage be installed in accordance with the requirements of the Off-Street Parking Ordinance.

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GENERAL COMMENTS: **This item was continued from the May 9, 2002 Planning Commission meeting. (Updates to the staff report are shown in bold.)** The Black Hills Pony League is proposing to remodel the existing dugouts at the Jamie Johnson Memorial Baseball Field located at the intersection of 32<sup>nd</sup> Street and Jackson Boulevard. The baseball complex is located on City owned property and leased to the Black Hills Pony League.

The structures located at the Jamie Johnson Memorial Baseball Field include two dugouts, bleachers, a concession stand/storage building, a scoreboard and light poles. The existing dugouts are dug into the ground approximately 3 feet with no means for the storm water that accumulates on the floor of the dugouts to drain from the dugouts. To alleviate this problem the league is proposing to fill the dugouts and raise the walls and ceiling of both dugouts. Staff has also been told that the modifications to the dugout will bring the structures into compliance with the Americans with Disabilities Act.

STAFF REVIEW: South Dakota Codified Law 11-6-19 requires that prior to the construction of any street, park or other public way, ground, place, space, public building or structure, or public utility the location and extent thereof shall be submitted to and approved by the Planning Commission. Staff has reviewed the proposed dugout construction for compliance with all applicable requirements of the Zoning Ordinance and Rapid City Comprehensive Plan.

The subject property is currently zoned Flood Hazard Zoning District. The 1974 Rapid City Comprehensive Plan identified the property as a Flood Hazard area. The applicant's site plan as well as FEMA floodplain/floodway maps identify that the baseball complex is located within the established 100 year flood boundary. The City Zoning Ordinance allows private and public recreational uses with structures as a Conditional Use in the Flood Hazard Zoning District. The review and approval of this SDCL 11-6-19 review will bring the property into compliance with the Zoning Ordinance and proposed land use appears to be consistent with the adopted land use plan.

The principal concern with the construction of structures within the Flood Hazard Zoning District is the impact on Rapid Creek Flood waters. The Engineering Division has reviewed the site plan and is requesting that the applicant submit information documenting that the proposed structure can comply with all the requirements of the Flood Area Construction Regulations of the Rapid City Municipal Code. **The applicant submitted foundation and structural plans showing that the dugout renovations will not result in an increase in base flood elevations or velocities and that the dugouts will be constructed in compliance the requirements of the Flood Area Construction Regulations.**

**The applicant should be aware that improvements to any of the other structures located within the baseball complex will require compliance with the provisions of the Flood Area Construction Regulations as well as approval of the project pursuant to the 11-6-19 Review process.**

Currently, a 140 space parking lot provides parking for the Jamie Johnson Memorial Baseball Field and the United Girls softball field. Based on the amount of seating provided

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at both fields a total of 139 parking stalls are required. However, the site plans does not show the location of any handicap accessible parking. Staff is recommending that prior to issuance of a Building Permit that the applicant revise the site plan to show the location of five handicap accessible parking stalls and prior to issuance of a Certificate of Occupancy that the required pavement striping and signage be installed.