

STAFF REPORT

September 5, 2002

No. 02SR011 - 11-6-19 SDCL Review to allow for the construction of a public building and related improvements **ITEM 35**

GENERAL INFORMATION:

PETITIONER	Ron Buskerud for Pennington County
REQUEST	No. 02SR011 - 11-6-19 SDCL Review to allow for the construction of a public building and related improvements
EXISTING LEGAL DESCRIPTION	E1/2 of the NE1/4 of the SW1/4 of the NE1/4 and NW1/4 of the NE1/4 of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 71.81 acres
LOCATION	Pennington County Fairgrounds
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Light Industrial District / Flood Hazard District
South:	Medium Density Residential District / General Commercial District/Flood Hazard District
East:	General Commercial District / Flood Hazard District
West:	Flood Hazard District / Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/09/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the construction of a public building and related improvements be denied.

GENERAL COMMENTS:

The applicant is proposing to construct a 120,000 square foot event center on the above legally described property as a part of the Pennington County Fairgrounds. The applicant has indicated that the event center will primarily be used for horse shows, rodeos and livestock events. Alternate uses may include go-kart racing, bike racing, trade shows and other similar events.

In 1976, the City Council approved a Use On Review to allow the fairgrounds to be located

STAFF REPORT

September 5, 2002

No. 02SR011 - 11-6-19 SDCL Review to allow for the construction of a public building and related improvements **ITEM 35**

on the property. Subsequently, the City Council has reviewed seven additional Use on Review requests to allow for alternate and/or additional use(s) on the fairgrounds.

South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". The Pennington County Fairgrounds is a publicly owned property. In addition, the property is located within the area covered by the Rapid City Comprehensive Plan requiring that the proposed expansion be reviewed and approved by the Rapid City Planning Commission as a part of an 11-6-19 SDCL Review.

STAFF REVIEW:

Staff has reviewed the site plan and is concerned that a substantial amount of additional information must be submitted in order to demonstrate that the project complies with the City's standards. In particular, the applicant's site plan identifies 88 parking spaces being provided for the events center. The applicant has indicated that the proposed structure will accommodate approximately 2,500 occupants at any one time requiring that a minimum of 825 parking spaces be provided. A revised parking plan must be submitted either identifying that sufficient paved parking in compliance with the City's standards exists within the fairgrounds complex for the existing use(s) and the proposed use, or showing the development of an additional 825 parking spaces, meeting the requirements of the Parking Regulations, must be provided for the proposed expansion. In addition, a landscaping plan, a sign package and a lighting plan must be submitted for review and approval.

The property is located within the 100 year federally designated floodplain. As such, the Engineering Division has also indicated that a drainage plan must be submitted for review and approval prior to this project being approved. The drainage plan must demonstrate that all run-off will be routed to the south, away from Centre Street. The Engineering Division has also indicated that an erosion and sediment control plan must be submitted for review and approval. The applicant should be aware that the lowest floor elevation(s) of the proposed structure must be a minimum of one foot above the base flood elevation. In addition, a floodplain development permit is needed prior to the start of any construction and/or development of the site.

The Engineering Division has also indicated that the site plan must be revised to show the eastern approach onto Centre Street shifted to the east to align with an approach located on the north side of the street. In addition, a City Right-of-way Work Permit must be obtained prior to any work within the street right(s)-of-way. All work must be completed in accordance with the City street design standards. In addition, a traffic control plan must be submitted as a part of the Right-of-way Work Permit.

STAFF REPORT

September 5, 2002

No. 02SR011 - 11-6-19 SDCL Review to allow for the construction of a public building and related improvements **ITEM 35**

The Air Quality Division has indicated that the subject property is located within the Air Quality Control Zone. An Air Quality Permit will be needed prior to any construction and/or development resulting in a surface disturbance in excess of one acre for that area.

The Fire Department has indicated that the proposed use of the structure classifies as an "assembly" requiring that substantial fire protection measures be implemented as a part of the design of the structure. As such, the Fire Department has indicated that all Uniform Fire Code Requirements must be continually met.

Due to the substantial amount of information that must be submitted in order to adequately demonstrate compliance with the City's standards, staff is recommending that this item be denied.