

STAFF REPORT

September 5, 2002

No. 02SR014 - 11-6-19 SDCL Review to allow for the construction of structures and other park improvements. ITEM 25

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02SR014 - 11-6-19 SDCL Review to allow for the construction of the structures and other park improvements
EXISTING LEGAL DESCRIPTION	Lot 2 Block 11 of Robbinsdale Addition No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.24 acres
LOCATION	Parkview Park
EXISTING ZONING	Public
SURROUNDING ZONING	
North:	Medium Density Residential with a Planned Residential Development
South:	Public/Low Density Residential
East:	Low Density Residential
West:	Low Density Residential
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	08/09/2002
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the request to allow construction of structures and other park improvements be approved with the following stipulations:

Engineering Division Recommendations:

1. The applicant shall obtain a City of Rapid City building permit prior to any construction;
2. Prior to any construction the applicant shall provide a water system plan if water will be used for concessions, restrooms, or site irrigation;

Fire Department Recommendations:

3. Fire Hydrants shall be provided for the concession building and the storage building as per the Uniform Fire Codes;

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4. All grades and turning widths, shall be in compliance with the City Street Design Criteria Manual and Uniform Fire Codes requirements;
5. Address numbers shall be posted on the concession building and storage building. All numbers shall be 12" high and shall be posted on a readily visible location designating the individual baseball playing fields;
6. Sidewalks shall be made wide enough able to accommodate Fire Department and medical apparatus;

Building Inspection Division

8. The applicant shall submit a sign package for review and approval prior to obtaining a building permit;

Transportation Planning Division Recommendations:

9. Prior to issuance of a building permit a revised site plan shall be submitted identifying a minimum eight foot wide sidewalk on the south side of the entrance in accordance with the adopted South Robbinsdale Future Land Use Plan;

Air Quality Division Recommendations:

10. An air quality permit shall be obtained prior to surface disturbance;

Urban Planning Division Recommendations

11. Prior to issuance of a building permit, the applicant shall provide a revised site plan showing bike paths and interior walkways on site;
12. The applicant shall submit a site plan showing 26 foot aisle widths in the parking lot prior to obtaining a building permit; and,
13. Lighting shall comply with Section 17.50.310 of the City of Rapid City Municipality Code.

GENERAL COMMENTS: This is a request by the City of Rapid City for approval to construct structures and park improvements pursuant to the provisions of 11-6-19 SDCL. The proposed development will be located adjacent to the Parkview Pool in a Public Zone District. The applicant is proposing a softball complex. Currently there is a community swimming pool and pasture land on the balance of the site. The applicant is also proposing the construction of a storage shed at the site with four softball fields.

STAFF REVIEW: The proposed site is a 72.27 acre tract on Parkview Drive located approximately 440 feet south of Minnesota Street. Parkview Drive is paved up to the existing pool development. The proposed development will share an access way with the existing pool.

The Parkview Pool located at the site was approved with stipulations as a Use On Review by the Rapid City Common Council on February 6th, 1995. The second stipulation was "that sidewalks and bike paths shall be developed along Parkview Drive and into the interior of the site." In addition, the future land use map for the site shows bike paths accessing the development. Staff is recommending that prior to issuance of a building permit, a site plan

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showing bike paths and interior walkways be submitted for review and approval.

The required number of parking spaces for the proposed fields is 95. The applicant has provided 213 parking spaces including four accessible spaces. The required number of handicap parking spaces for 213 parking spaces is 3. The applicant appears to have provided sufficient parking for the softball fields.

The development incorporates approximately 265,000 square feet of area. The applicant is supplying 553,666 points in landscaping, including the outfielders as grass, exceeding the 265,000 points required. Based on the 213 parking spaces four landscaping islands must be provided in the parking lot. The applicant has provided four landscaping islands in the parking lot.

Lighting shall comply with section 17.50.310 of the City of Rapid City Municipal Ordinance to prevent light from negatively affecting surrounding residential districts.

Based on the information provided, staff believes that the proposed development complies with all applicable requirements and should be approved with stipulations.