

STAFF REPORT

September 5, 2002

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**No. 02SR015 - 11-6-19 SDCL Review to allow for the construction of structures and other park improvements**      **ITEM 26**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 02SR015 - 11-6-19 SDCL Review to allow for the construction of structures and other park improvements</b>
EXISTING LEGAL DESCRIPTION	Tract 27 of Rapid City Greenway Tract, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 32 acres
LOCATION	Roosevelt Park
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Medium Density Residential District/Office Commercial District
South:	Flood Hazard District
East:	Medium Density Residential District/Flood Hazard/Medium Density Residential District w/Planned Residential Development
West:	Park Forest District/Medium Density Residential District/General Commercial District
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 in Roosevelt Park be approved with the following stipulations:

Engineering Division Recommendations:

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

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- 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;

Fire Department Recommendations:

5. All Uniform Fire Codes shall be continually met;
6. The Indoor Recreation Complex and the Ice Arena shall be sprinkled throughout;
8. The applicant must maintain sidewalks accessible to emergency vehicles at all times; and

Air Quality Division Recommendations:

7. An Air Quality permit shall be obtained prior to any surface disturbance.

GENERAL COMMENTS: This is a request by the City of Rapid City for approval to construct structures and other park improvements pursuant to the requirements of an 11-6-19 SDCL. The proposed development is located in the Flood Hazard Zoning District at Roosevelt Park. The applicant is proposing to construct an indoor pool, parking and landscaping improvements. Currently a softball field, pond, ice arena, and an outdoor swimming pool are located on the site. The applicant is also proposing to remove an internal drive that extends from East St. Louis Street to Omaha Street.

STAFF REVIEW: SDCL 11-6-19 requires that prior to 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 parking lot construction for compliance with all applicable requirements of the Zoning Ordinance and Rapid City Comprehensive Plan.

The site is located at the corner of East Omaha Street and Maple Avenue. Residential uses are located on two sides of the street. There would appear to be no significant negative impacts to these uses.

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.

The proposed development will move the existing pond to a new location within the park as shown on the site plan. In addition, the existing swimming pool and softball field will be demolished to allow for the construction of the indoor swimming pool.

The site requires 387 parking spaces for the recreation complex and the ice rink. The

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applicant has provided 463 parking spaces with 8 handicap spaces. It appears the applicant has provided sufficient parking spaces for the development.

The developed area for the site is 664,362 square feet. The number of landscaping points required is 575,337. The applicant has proposed 646,280 landscaping points. The development requires 9.26 landscaping islands, and 11 landscaping islands are being proposed within the development. It appears that the applicant is providing sufficient landscaping as part of the development.