

STAFF REPORT

October 10, 2002

No. 02SR011 - 11-6-19 SDCL Review to allow for the construction of a public building and related improvements **ITEM 42**

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:

This item was continued at the September 5, 2002 Planning Commission meeting to allow the applicant to submit additional information. In particular, the Planning Commission requested that the applicant submit a revised site plan showing existing and/or proposed parking within the subject property. This item was continued again at the September 26, 2002 Planning Commission meeting to allow staff additional time to review a recently submitted Flood Plain Development Permit. This Staff Report has been revised as of September 27, 2002. All revised and/or added text is

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shown in bold print. 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 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. **As previously indicated, this item was continued at the September 26, 2002 Planning Commission meeting to allow staff additional time to**

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review a recently submitted floodplain development permit. Upon further review, the Engineering Division has indicated that the floodplain development permit can not be approved until a complete site plan is submitted for review and approval. In addition, a drainage plan must be submitted demonstrating that all run-off will be routed to the south, away from Centre Street. Due to the potential impact the drainage and/or flood issues may create, staff is recommending that this item be denied.

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.

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.

Update: On September 18, 2002, the applicant submitted a revised site plan identifying 832 parking spaces currently located on the subject property directly south of the grand stands. (Please note, the parking area is not striped or landscaped as required by the Parking Regulations.) The applicant has also submitted a letter indicating that the events center will be utilized by existing use(s) currently held elsewhere on the property. (A copy of the letter is attached for your review.) As such, the County has indicated that additional parking for the events center is not needed. The County is proposing to construct 88 additional parking spaces adjacent to the events center with a walkway from this parking lot to the parking area located south of the grand stands. The applicant has indicated that the County will provide additional paved parking areas within the fairgrounds as funding becomes available for the project. Staff has reviewed the site plan and noted that the existing parking area(s) appear to be insufficient for the existing use(s) currently held on the property. In particular, on-site paved parking is obviously insufficient during the Central States Fair when the paved area located behind the grand stands, also known as the midway, is used as the location of the carnival and numerous food and retail vendors.

The applicant has indicated that one sign will be placed on the events center building once a sponsor is identified. To date, the location, size and logo of the sign has not identified. In addition, the applicant has indicated that landscaping will be planted once the building is constructed. To date, a landscaping plan, a complete sign package and a lighting plan have not been submitted for review and approval.

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On September 16, 2002, an Air Quality Permit was issued for the dirt work currently underway at the fairgrounds for the Events Center project. The applicant has indicated that they are currently in the process of submitting a Floodplain Development Permit and a City Right-of-way Permit. The applicant has also indicated that the site plan will be revised to align the proposed approach with an existing approach located on the north side of Centre Street. In addition, the applicant has indicated that a traffic control plan will be implemented that meets with the review and approval of the City Engineering Division. The applicant has also indicated that the proposed events center will meet all Uniform Fire Code Requirements.

To date, the County has not submitted the following information: a complete site plan in order to review the Floodplain Development Permit, a site plan that complies with the City's Parking Regulations, a landscaping plan, a lighting plan, a sign package, and a drainage plan. Even though the County has submitted a portion of the information as requested, the proposed information and/or revised plans fall short of the requirements set forth by the Rapid City Municipal Code. As such, staff is recommending that this item be denied.