

STAFF REPORT

November 7, 2002

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**No. 02SR018 - 11-6-19 SDCL Review to allow park improvements including structures**      **ITEM 13**

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GENERAL INFORMATION:

PETITIONER	Bryan Schnell for Canyon Lake Little League
REQUEST	<b>No. 02SR018 - 11-6-19 SDCL Review to allow park improvements including structures</b>
EXISTING LEGAL DESCRIPTION	Tract 8 of Rapid City Greenway Tract, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8 acres
LOCATION	1610 32nd Street
EXISTING ZONING	Flood Hazard District/Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Flood Hazard District/Office Commercial District
East:	Flood Hazard District/Low Density Residential District/Medium Density Residential District
West:	Medium Density Residential/Public District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/30/2002
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL review to allow park improvements including structures be approved with following stipulations:

**Fire Department Recommendations:**

- 1. The applicant shall verify minimum water flow from proposed fire hydrants is 1000 GPM at 20 psi;**
- 2. The applicant must maintain Fire Department apparatus access is in compliance with the Uniform Fire Code Section 902 at all times;**

**Engineering Department Recommendations:**

- 3. The applicant shall submit a grading plan prior to issuance of a building permit;**
- 4. The applicant shall submit a drainage plan prior to issuance of a building permit;**

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5. The applicant shall submit a utilities plan prior to issuance of a building permit;

**Urban Planning Division Recommendations:**

6. The applicant shall submit a revised site plan to showing location of the property lines prior to approval by the Planning Commission;
7. The applicant shall submit a revised site plan showing sewer and water lines to all proposed structures with water and sewer connections prior to approval by Planning Commission;
8. The applicant shall submit a layout plan of the proposed structures; and
9. No structures shall be constructed in the 100-year floodway at any time.

**GENERAL COMMENTS:**

**(Updates to the staff report are shown in bold.)** This request was continued from the **October 24, 2002** Planning Commission meeting. This is a request by the City of Rapid City for approval to construct structures in a public place pursuant to the requirements of 11-6-19 SDCL. The proposed development is located in the Flood Hazard Zoning District at the above legally described property. The applicant is proposing to construct a storage facility with concessions and batting cages at the site. Currently there are fourteen playing fields located at the site with other buildings including parking facilities.

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 parcel of land that the Canyon Lake Little League is located on is publicly owned property. In addition, the property is located within the area covered by the Rapid City Comprehensive Plan requiring that the proposed construction 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 does not identify adequate parking. A revised site plan must be submitted in order to show adequate parking facilities on the site. **The applicant submitted a revised site plan on October 18<sup>th</sup>, 2002. This site plan shows 580 parking spaces. Staff has reviewed the parking requirements for baseball facilities, and determined that a minimum of 40 off-street parking spaces must be provided per field. There are 14 fields requiring a minimum of 560 off-street parking spaces be provided. The petitioner has shown paved walkways connecting the parking lots with the playing fields to allow the parking to service multiple playing fields.**

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**The applicant has also proposed the development of two batting cages on the site. The applicant has indicated that these batting cages would not be coin operated, and they would not be open to the general public. In addition, the batting cages would only be open during practice times and game times. Staff has reviewed the parking requirements for batting cages and determined that 5 off-street parking spaces must be provided for each batting cage. Based on these parking determinations the minimum off-street parking requirements will be met on the site.**

The applicant is proposing to construct a structure with concession area, storage area and batting cages on an eleven acre parcel to the east of 32<sup>nd</sup> Street north of Jackson Blvd. Part of the site is located in the 100 year federally designated flood plain. The proposed location for the structure is outside the 100 year federally designated flood plain; however, the Engineering Division has indicated that a drainage plan must be submitted for review and approval prior to this project being approved.

In addition, the Engineering Division has indicated a grading and paving plan will be need to be submitted for review and approval prior to the project being approved. A site plan showing the accurate location of utility lines will also be needed in order for Staff to adequately determine the ability for this proposal to be approved. **The applicant has submitted a site plan showing the location of the utilities on the site; in addition, the site plan shows the location of the connections to the utilities. The Engineering Division has stated that prior to issuance of a building permit, information pertaining to the grading and drainage of the site needs to be submitted.**

The Fire Department has indicated that all Uniform Fire Code requirements must be met. In particular, Section 903.2 of the Uniform Fire Code states that “an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief”. Prior to issuance of a building permit or on-site construction using combustible material(s), an approved water supply must be provided. Section 903.3 of the Uniform Fire Code states that the “water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems”. The Fire Department has also indicated that, prior to issuance of a building permit, all weather access road(s) must be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. Staff is recommending that the requirements of the Uniform Fire Code be continually met. **The Fire Department has reviewed the revised site plan submitted October 18<sup>th</sup>, 2002, and they have approved the site plan based on the accessibility of emergency vehicles, location of fire hydrants, and compliance with the Uniform Fire Codes.**

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Staff has been notified since the first submittal that a water main runs beneath the proposed location of the structure. The applicant is proposing to move the building to a different location on the site. A revised site plan must be submitted for review and approval. **The applicant has submitted a revised site plan showing the proposed structure being moved from the originally proposed location above the water main, to an area that does not conflict with the underground utilities.**

**Staff is recommending that the request be approved with the stated stipulations based on the submitted site plan. Staff has reviewed the proposed request and feels the request is consistent and appropriate with the intent of the Zoning Ordinance. Staff notes that 11-6-19 South Dakota Codified Law Reviews do not require direct notification of neighboring property owners. In addition, South Dakota Codified Law does not require that 11-6-19 reviews be advertised in a local newspaper.**