

STAFF REPORT

February 6, 2003

No. 03SR002 - 11-6-19 SDCL Review of a public facility in a public place **ITEM 13**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 03SR002 - 11-6-19 SDCL Review of a public facility in a public place
EXISTING LEGAL DESCRIPTION	Tract 35 and Tract 36, Rapid City Greenway Tract, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 30.202 acres
LOCATION	West of Cambell Street along East St. James Street at the Black Hills Polo and Soccer Grounds
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Flood Hazard District
South:	Flood Hazard District/Medium Density Residential District
East:	General Commercial District/Flood Hazard District
West:	Flood Hazard District/Medium Density District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	01/10/2003
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the 11-6-19 South Dakota Codified Law Review be continued to the February 20, 2003 Planning Commission meeting to allow time for the applicant to submit additional information.

GENERAL COMMENTS:

On June 20, 1988, the Rapid City Common Council approved a Use on Review (#804) for a break away cable fence at the site. The Polo Club had requested a fence in order to prevent animals from leaving the premises during polo matches. The break away fence was intended to reduce the negative effects of a flood by breaking into smaller pieces during a flood situation.

The applicant is now proposing improvements to the existing Polo Grounds including: parking lots, sidewalks, irrigation systems, underground drainage system, bleachers, fencing, landscaping, cold storage, and a future area for an indoor soccer facility.

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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 proposed site is 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 proposed 11-6-19 SDCL Review and has noted the following major issues:

Sprinkler System: Additional information regarding the type of sprinkler system being used needs to be submitted in order to determine compliance with the City of Rapid City Municipal Code. In addition, information pertaining to the location of the sprinkler system in the floodway is useful in mitigating impacts of structures in the floodway.

Fencing: Additional information needs to be submitted regarding any potential fencing at the site. The impacts of the soccer fields upon roads with high traffic volumes like Cambell Street need to be scrutinized because of any potential safety issues. Soccer balls could potentially be kicked into the path of oncoming traffic causing car accidents. In addition, any additional fencing in the floodway poses potential flood problems due to the impacts of floating debris. Any type of fencing or screening needs to mitigate any flood impacts.

Accessory Structures: Any additional structures to be constructed at the site need to be shown on a revised site plan. Potential areas for concession sales, locations of porta-pottys, and storage locations for nets and goals needs to be shown in order to determine compliance with the flood plain regulations. In addition, any services to be provided to these areas must be shown on the revised site plan.

Manhole: A revised site plan needs to be submitted showing the locations of all manholes, and the ability for people to access the manhole. It appears there is a manhole located in the boundaries of a soccer field. A revised site plan needs to detail how the impacts of the manhole are going to be mitigated with the proposed use.

Drainage: A revised site plan showing the underdrain line discharge tied together so there is only one discharge point into the creek needs to be submitted in order for City Staff to review the impacts of the drain system on the waterway.

Lighting: A lighting plan will need to be submitted in order to determine any negative impacts on surrounding land uses. In addition, any anticipated use of the facilities at night

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will require lighting for safety and security.

Indoor Soccer Facility: A revised site plan showing the indoor soccer facility as a proposed future area for an indoor soccer facility needs to be submitted. The applicant has stated this indoor soccer facility may not be built in the near future; however, this is an anticipated project for future use. At the time the indoor soccer area is being proposed, staff is recommending an additional 11-6-19 SDCL review be conducted to review the specific development plan.

Staff is recommending that the proposed request be continued to the February 20, 2003 Planning Commission meeting to allow time for the applicant to submit additional information. 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 South Dakota Codified Law reviews be advertised in a local newspaper.