

STAFF REPORT

June 5, 2003

No. 03SR002 - 11-6-19 SDCL Review of a public facility in a public place **ITEM 37**

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	Lots 6 and 7, Block 6, Bradsky Subdivision; Tracts 35 and 36, Rapid City Greenway Tract, all located in 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 will provide a recommendation following City Council action on the related Special Exception to the Flood Area Construction Standards on June 2, 2003.

GENERAL COMMENTS: **(Updates to the staff report are shown in bold.) This request was continued from the May 8, 2003 Planning Commission meeting.** 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 corresponding request for a Special Exception to the Flood Area Construction Standards was heard by the Planning Commission on May 22, 2003. The motion to approve the request for a Special Exception to the Flood Area**

STAFF REPORT

June 5, 2003

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

ITEM 37

Construction Standards was approved unanimously by the Planning Commission. The request for the Special Exception will be heard at the June 2, 2003 City Council meeting. Staff will notify the Planning Commission of the Staff's recommendation following action by the City Council on the Special Exception to the Flood Area Construction Standards.

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.

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. Additional information was submitted on March 6, 2003. The additional information states, that the proposed sprinkler system is a portable water reel system. The water reel will be located at six locations on the site. These locations will be along St. James Street, with a hose that will attach to a portable irrigation gun that can be moved across the ground. The locations will be fed by a four inch underground water main along the south edge of the property.

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. Additional information was submitted regarding the fencing at the site. The submitted site plan shows an existing slip-rod type breakaway rail fence on the west side of the property being moved to the east of the proposed parking lot. In addition, the submitted site plan changes the layout of the proposed soccer fields, so that the soccer players are not kicking

STAFF REPORT

June 5, 2003

No. 03SR002 - 11-6-19 SDCL Review of a public facility in a public place **ITEM 37**

the balls towards Cambell Street, while they are trying to kick the ball into the goal. In addition, the submitted site plans shows two rows of trees along Cambell Street to serve as a break for any balls that may be kicked in that direction.

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 portable restrooms, 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. The revised site plan shows portable restrooms and accessory structures located outside of the floodway.

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. The manhole located on the field is buried six inches below grade. The submitted information proposes that if the manhole needs to be accessed it can be located and dug up. Then the sod can be returned to its original location, when it is not in 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. The submitted information states that a drainage plan with a single discharge point will be submitted prior to issuance of a building permit.

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 will require lighting for safety and security. The applicant has stated that the only field that would be lit is Cambell Field, south of St. James Street. The submitted information states this would be 50 foot-candles maximum. The submitted information states that this lighting is similar to the Noordermeer Field Lighting in Sioux Park.

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.

Floodplain Development: The submitted information shows nets and goals and a portion of the parking area for the soccer facilities being located in the floodway. These issues need to be addressed through a floodplain development permit or a special exception to the floodplain development regulations. In order to obtain a floodplain permit, the applicant must demonstrate to city staff that the proposed development is in compliance with all of the City of Rapid City Municipal Codes concerning floodplain development. If the applicant is

STAFF REPORT

June 5, 2003

No. 03SR002 - 11-6-19 SDCL Review of a public facility in a public place **ITEM 37**

unable to demonstrate compliance with these codes, then the applicant must submit for a special exception to develop within the floodway. The applicant cannot start any construction in the floodway prior to obtaining the approvals.

Staff will provide a recommendation following City Council action on the related Special Exception to the Flood Area Construction Standards on June 2, 2003. 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.