

## STAFF REPORT

March 4, 2004

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**No. 04SR002 - 11-6-19 SDCL Review to allow the establishment of wetlands on public property by the placement of topsoil and other dredged wetland materials and then reseeding or placement of wetland plants**

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**ITEM 4**

### GENERAL INFORMATION:

PETITIONER	GBA Construction for Gandolf Group
REQUEST	<b>No. 04SR002 - 11-6-19 SDCL Review to allow the establishment of wetlands on public property by the placement of topsoil and other dredged wetland materials and then reseeding or placement of wetland plants</b>
EXISTING LEGAL DESCRIPTION	Robbinsdale Park less Lot 1 of Robbinsdale Park Addition, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 107.42 acres
LOCATION	Along the east side of Robbinsdale Park
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District/Medium Density Residential District
East:	Medium Density Residential District/Medium Density Residential District w/Planned Residential Development
West:	Low Density Residential District/Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	02/06/2004
REPORT BY	Todd Tucker

### RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow the establishment of wetlands on public property by the placement of topsoil and other dredged wetland materials and then reseeding or placement of wetland plants be approved.

GENERAL COMMENTS: The applicant is seeking an 11-6-19 Review approval to allow the establishment of wetlands and re-vegetation of existing wetland areas on public property.

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The area affected includes approximately 67,000 square feet of property at the Robbinsdale Park which is public property. The proposed area to be improved is located in the northeast area of the park near the existing detention dam. The applicant has indicated that the wetland vegetation plan consists of the placement of four inches of topsoil and other dredged wetland materials. The area will then be reseeded with native upland grass seed, wetland transition plants, and dredged wetland plants. The establishment of this wetland area will replace the wetland areas being disturbed by the South Creek Village development adjacent to the site, and is required of the developer pursuant to Federal regulation.

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".

As previously indicated, Robbinsdale Park is public owned land requiring that the Planning Commission review and approve of the proposed use of the property for wetlands.

**STAFF REVIEW:** Staff has reviewed the proposed 11-6-19 SDCL Review as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

**Previous Review:** Staff noted that the City Council approved the proposed relocation of wetlands to the site on December 15, 2003. The proposed work associated with this request is the same as that previously approved by the Public Works staff and the City Council; however, staff noted that the initial review was primarily concerned with the concept.

**Overflow Spillway Channel:** Staff noted that portions of the fill area are located in the overflow spillway channel. Currently stone and rip-rap provide a lining for the channel. Staff noted that flow velocities in the channel may need to be checked to determine if vegetative lining is sufficient or if reinforcement such as Turf Reinforcement Mat may be needed.

Staff recommends approval of the 11-6-19 SDCL Review.