

## STAFF REPORT

March 4, 2004

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### **No. 04SR004 - 11-6-19 SDCL Review to allow expansion of an existing batting cage** **ITEM 6**

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#### GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 04SR004 - 11-6-19 SDCL Review to allow expansion of an existing batting cage</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:	Medium Density Residential District/Park Forest District
South:	Flood Hazard District/Office Commercial District/Medium Density Residential District/Office Commercial District w/PDD
East:	Flood Hazard District/Low Density Residential District/Park Forest District
West:	Medium Density Residential/Public District/Flood Hazard District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	02/20/2004
REPORT BY	Todd Tucker

#### RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow expansion of an existing batting cage be approved.

GENERAL COMMENTS: This is a request by the City of Rapid City for approval to construct an addition onto an existing structure in a public place pursuant to the requirements of 11-6-19 SDCL. The applicant is proposing to enlarge an existing 1,200 square foot batting cage to 2,460 square feet. The proposed expansion is 12 feet in height.

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,

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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, the building is privately owned but located on City owned property requiring that the Planning Commission review and approve of the proposed construction on City owned property.

**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:

**Parking:** On November 7, 2002 the City of Rapid City Planning Commission approved an 11-6-19 SDCL Review (02SR018) to allow park improvements including structures on the above legally described property. Two of the structures located on the property are batting cages. As part of that review, Staff identified that a minimum of 560 off-street parking spaces were required. The approved site plan for the subject property shows 580 parking stalls provided. Staff also noted in file (02SR018) that five off-street parking spaces must be provided for each batting cage. With 580 off-street parking stalls provided, the property is in compliance with the off-street parking provisions of Section 17.50.270 of the Rapid City Municipal Code.

**Flood Plain:** Part of the subject property is located in the 100 year federally designated flood plain; however, the existing structure and proposed addition is not located within the 100 year federally designated flood plain. As such no Flood Plain Development Permit is required.

**Paving Expansion:** The applicant has indicated that approximately 1,200 square feet of additional paving is proposed to the north of the batting cage. The applicant has indicated that the additional area will only be for unloading of equipment and passengers, and will be signed "No Parking".

Staff finds that the proposed construction is consistent with the adopted plans and regulations. Therefore, Staff recommends approval of the 11-6-19 SDCL Review.