

STAFF REPORT  
May 6, 2004

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**No. 04SR020 - 11-6-19 SDCL Review to allow for the construction of an outdoor batting cage**      **ITEM 5**

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GENERAL INFORMATION:

PETITIONER	Bryan Schnell for Canyon Lake Little League
REQUEST	<b>No. 04SR020 - 11-6-19 SDCL Review to allow for the construction of an outdoor batting cage</b>
EXISTING LEGAL DESCRIPTION	Tract 8 (also in Section 4 and 10, T1N, R7E), 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	Park Forest District/Flood Hazard District
SURROUNDING ZONING	
North:	Park Forest District/Medium Density Residential District
South:	Flood Hazard District/Low Density Residential District/Office Commercial District
East:	Park Forest District/Flood Hazard District
West:	Public District/Medium Density Residential District/Flood Hazard District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	04/08/2004
REVIEWED BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow for the construction of an outdoor batting cage be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to initiation of construction, a building permit shall be obtained;
2. Prior to issuance of a Building Permit, a Fence Height Exception to allow an eight foot high fence shall be obtained;
3. Prior to issuance of a Building Permit, a revised site plan showing all utilities located in the area of the proposed batting cage shall be submitted; and,
4. Prior to issuance of a Building Permit, a revised site plan showing all portions of the batting cage located a minimum of ten feet from the existing water and sewer mains shall be submitted.

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GENERAL COMMENTS: This is a request for approval to construct a 51 foot by 30 foot batting cage in a public place pursuant to the requirements of 11-6-19 SDCL. The proposed batting cage will be constructed of eight foot high chain link fencing. The proposed batting cage will be located approximately 450 feet from 32nd Street and approximately 900 feet from Canyon Lake Drive. The applicant has also submitted an application for a Fence Height Exception, which will be heard at the May 11, 2004 Public Works Committee meeting.

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, the structure 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:

Building Inspection: The Building Inspection Division noted that Section 15.40.060 requires a Building Permit to be obtained for all fences over six feet in height.

Utilities: Staff noted that the applicant must submit a revised site plan showing all existing utilities located in the area of the new batting cage. Staff noted that the applicant's site plan shows a portion of the proposed batting cage located over an existing water line. All portions of the proposed batting cage must be located a minimum of ten feet from any water or sanitary sewer mains.

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.

Staff recommends approval of the 11-6-19 SDCL Review with the above stated stipulations.