

STAFF REPORT
May 27, 2004

No. 04SR026 - 11-6-19 SDCL Review to allow construction of an irrigation system and ball field backstop, minor grading and new picnic tables in a public place **ITEM 8**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 04SR026 - 11-6-19 SDCL Review to allow construction of an irrigation system and ball field backstop, minor grading and new picnic tables in a public place
EXISTING LEGAL DESCRIPTION	The unplatted portion of Block 4, Millard Addition Subdivision, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.6 acres
LOCATION	220 College Avenue
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	04/30/2004
REVIEWED BY	Todd Tucker / Curt Huus

RECOMMENDATION: Staff recommends that the 11-6-19 SDCL Review to allow construction of an irrigation system and ball field backstop, minor grading and new picnic tables in a public place be approved with the following stipulations:

1. Prior to construction of the ball field backstop, a Building Permit shall be obtained; and,
2. Prior to any grading on the property, a Grading Permit shall be obtained.

GENERAL COMMENTS: The applicant is seeking an 11-6-19 SDCL Review approval to allow the construction of an irrigation system, a ball field backstop, minor grading, and the installation of new picnic tables in a public place. The applicant has indicated that the ball field backstop will be a maximum of 12 feet in height. The applicant has also indicated that eight picnic tables will be installed with one being handicapped accessible.

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The subject property is located north of College Avenue and south of Anamosa Street between Wilsie Avenue and Blaine Avenue. The subject property is the location of College Park which is public property.

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, this is publicly owned land requiring that the Planning Commission review and approve of the proposed construction.

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 Permit: Staff noted that a Building Permit shall be obtained prior to the construction of the ball field backstop.

Grading Permit: Staff noted that a Grading Permit shall be obtained prior to any grading on the property.

Lemmon Avenue Project: The proposed reconstruction of Lemmon Avenue is anticipated to begin in 2006. Staff noted that the proposed improvements to College Park have been coordinated with the Lemmon Avenue reconstruction project to insure they comply with the proposed improvements to Lemmon Avenue.

Staff recommends this request be approved with the above stated stipulations.