

STAFF REPORT
March 24, 2005

No. 05SR009 - SDCL 11-6-19 Review to allow the construction of a structure on public property **ITEM 24**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 05SR009 - SDCL 11-6-19 Review to allow the construction of a structure on public property
EXISTING LEGAL DESCRIPTION	Tract 8, Rapid City Greenway Tracts, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.5 Acres
LOCATION	At the intersection of Ploof Drive and Sheridan Lake Road
EXISTING ZONING	Park Forest District - Flood Hazard District
SURROUNDING ZONING	
North:	No Use District - Park Forest District - Medium Density Residential District
South:	Flood Hazard District - Office Commercial District - Medium Density Residential District
East:	Park Forest District - Flood Hazard District - Low Density Residential District
West:	Public District - Medium Density Residential District - Flood Hazard District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/25/2005
REVIEWED BY	Todd Tucker / David L. Johnson

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the construction of a structure on public property be continued to the April 7, 2005 Planning Commission meeting:

GENERAL COMMENTS: The subject property is located at the southwest corner of Sheridan Lake Road and Canyon Lake Road and is the location of the Lien Field, McKeague Field and Fitzgerald Stadium baseball complex. There are three existing baseball fields located on the subject property. The applicant is proposing to construct a 6,500 square foot sports training facility on the subject property. The subject property is currently owned by the City of Rapid City. The applicant is requesting approval of an SDCL 11-6-19 Review to allow the construction of a structure on public property.

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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 sports training facility is located on public property requiring that the proposed construction be reviewed and approved by the Rapid City Planning Commission as a part of a SDCL 11-6-19 Review.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 Review and has noted the following concerns:

Building Permit: Staff noted that a Building Permit must be obtained prior to initiation of construction, and that a Certificate of Occupancy must be obtained prior to occupying the building. Staff also noted that the size of the proposed structure exceeds 6,000 square feet in size requiring that the plans be stamped by a professional architect or engineer as per South Dakota Codified Law 36-18A(8)(f).

Parking: As previously indicated there are three baseball stadiums located within the baseball complex. A site plan for the complex identifies that 739 off-street parking stalls are provided for the three baseball fields. The proposed building is 6,500 square feet in size, consisting of a 6,000 square foot batting cage area and 500 square feet of office and storage space. Additional review of the parking required for the proposed sports training facility must be completed to ensure that adequate parking is provided for the proposed structure. Section 17.50.270 of the Rapid City Municipal Code requires that .33 parking stalls be provided for sports stadiums. As of this writing the applicant has not indicated the number of seats provided for the three baseball fields. As such staff recommends that this item be continued to the April 7, 2005 Planning Commission meeting to allow the applicant to provide the number of existing seating provided at the baseball complex and to allow staff to meet with the applicant to discuss the parking situation for the baseball fields and any accessory structures to those fields.

Landscaping: Staff from the Parks and Recreation Department noted that there are a number of large cottonwood trees being removed to accommodate the proposed building. As such staff recommends that the applicant revise the site plan to show the location and type of trees being planted to replace the number of trees being removed.

Fire Safety: Staff noted that the hydrants as shown on the site plan are located appropriately and must be in place and operational prior to or in conjunction with building construction. Staff also noted that the exit and emergency lights shown on the submitted drawings appear to be adequate throughout the structure. Staff also noted that access to and around the proposed structure must be in compliance with Appendix D of the International Fire Code.

Flood Plain: The location of the proposed structure is in very close proximity to the 100 year federally designated flood plain. Staff recommends that the applicant provide an elevation

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certificate and a statement indicating that the proposed structure is not located within the 100 year flood plain.

Drainage: Staff noted that no drainage plan was submitted with the application. Prior to Planning Commission approval, a drainage plan must be submitted for review and approval. Staff also noted that the site plan shows a reconfiguration of the parking area and yard waste site on the north side of Fitzgerald Field. If there is new pavement being provided in this area a drainage plan for the proposed parking lot addition must also be submitted addressing the additional runoff and pollution control.

Staff is recommending that this item be continued to the April 7, 2005 Planning Commission meeting to allow the applicant to submit the additional required information.