

STAFF REPORT

April 7, 2005

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**No. 05SR009 - SDCL 11-6-19 Review to allow the construction of a structure on public property**      **ITEM 16**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 05SR009 - SDCL 11-6-19 Review to allow the construction of a structure on public property</b>
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 **approved with the following stipulations:**

- 1. Prior to Planning Commission approval, the City Council shall approve of the proposed construction on City owned Property;**
- 2. Prior to initiation of construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy of the new structure;**
- 3. The required number of off-street parking stalls is hereby reduced from 1,448 to 693;**

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4. A landscape plan shall be submitted showing a minimum of two trees located within 25 feet of the proposed structure and a minimum of 20 shrubs located along the north and east of the proposed structure;
5. All applicable provisions of the International Fire Code shall be continually met;
6. The proposed structures shall conform architecturally to the plans and elevations submitted.

**GENERAL COMMENTS:** (This Staff Report was revised on March 29, 2005. All revised and/or added text is shown in bold text.) This item was continued at the March 24, 2005 Planning Commission meeting to allow time for the applicant to submit the additional required information and to allow the City Council to authorize the proposed structure on City owned property.

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 applicant has submitted a revised site plan showing that the proposed structure will have a total square footage of 7,000 square feet.** 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.

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).

**On March 23, 2005 the applicant submitted construction plans that have been stamped by a professional architect.**

**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

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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. **On March 28, 2005 the applicant submitted a revised site plan showing that the proposed structure will be a total of 7,000 square feet in size with 6,000 square feet of batting cage area and 1,000 square feet of office and storage space with two bathrooms.** 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.

**On March 23, 2005 the applicant submitted a parking analysis for the existing baseball fields and the proposed batting cage structure. The Parking Ordinance requires that .33 parking stalls be provided for each 18 inches of lineal bench length or fixed seat.**

**Base on the adopted standards a minimum of 1,418 off-street parking spaces are required for the existing development on the site. The parking analysis submitted used 24 inches as the lineal bench length for determining the total seating provided. The proposed structure will have five batting cages within it requiring 25 parking stalls. The proposed structure will require an additional five parking stalls based on the office and storage within it. The total required parking for the batting cage facility is 30 parking stalls. The total off-street parking required for the existing three baseball fields and the proposed batting cage facility is 1,448. The total parking stalls provided for the three existing baseball fields and the proposed batting cage facility is 693.**

**If the proposed development were located on private property, the applicant would seek a Zoning Variance from the Zoning Board of Adjustment. However, because the site is located on public property, the request to reduce the off-street parking requirements is reviewed through the 11-6-19 SDCL process. Staff has reviewed the request to reduce the number of required off-street parking stalls from 1,448 to 693 based on the same criteria established for a variance to the Zoning Ordinance. Staff noted that a variance was granted by the Zoning Board of Adjustment in 2000, reducing the required number of parking stalls at Sioux Park from 887 to 488 off-street parking stalls. Using the same criteria to grant the variance in 2000, staff noted that the City has the ability to coordinate events on the subject property and on the Sioux Park property on the east side of Sheridan Lake Road as to prevent overlapping events, thereby allowing the Sioux Park parking to effectively handle the overflow parking demand from the baseball fields. As such, staff recommends that the required parking for the baseball complex, including the existing three baseball fields and the proposed batting cage facility, be reduced from the required 1,448 to 693.**

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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.

**The applicant submitted a site plan showing the installation of 14 new trees near the yard waste area on the north side of Fitzgerald Stadium. The Parks Department has indicated that they would like some of those trees to be planted closer to the proposed batting cage facility to act as a buffer and screen the building from the parking lot. The applicant has indicated that they would be willing to relocate a couple of trees on the northwest and east sides of the proposed structure and provide some shrubs along the north and east of the proposed structure. As such, staff recommends that a landscape plan be submitted showing a minimum of two trees located near the proposed structure and a minimum of 20 shrubs located along the north and east of the proposed structure.**

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

**On March 30, 2005 the applicant submitted an elevation certificate indicating that the proposed structure is not located within the 100 year federally designated 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 has indicated that they have discussed the drainage requirements for the proposed construction and found that the proposed drainage plan is sufficient for the proposed structure.**

Staff is recommending that this item be **approved with the above stated stipulations.**