

STAFF REPORT

June 23, 2005

No. 05SR024 - SDCL 11-6-19 Review to allow for construction of a Public Park in Low Density Residential Zoning District and to authorize the City of Rapid City to accept park property **ITEM 11**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05SR024 - SDCL 11-6-19 Review to allow for construction of a Public Park in Low Density Residential Zoning District and to authorize the City of Rapid City to accept park property
EXISTING LEGAL DESCRIPTION	Unplatted balance of the NW1/4 NW1/4, Section 28, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.8 acres
LOCATION	At the northeast end corner of the intersection of Cog Hill Lane and Sahalee Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Suburban Residential District (Pennington County)
West:	Low Density Residential District
PUBLIC UTILITIES	NA
DATE OF APPLICATION	5/17/2005
REVIEWED BY	Karen Bulman / David L. Johnson

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow for construction of a Public Park in Low Density Residential Zoning District and to authorize the City of Rapid City to accept park property be approved with the following stipulations:

1. A building permit shall be obtained prior to any construction;
2. An occupancy permit shall be obtained prior to any occupancy;
3. A sign permit shall be obtained prior to installation of proposed sign;
4. Prior to obtaining a building permit, obtain a storm water discharge permit from South Dakota Department of Environmental and Natural Resources if more than one acre of land is to be disturbed;
5. Prior to obtaining a building permit, provide plans indicating the storm water improvements;

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6. Prior to obtaining a building permit, provide plans showing the location of irrigation improvements; and,
7. A variance is hereby granted to allow the driveway approach on Sahalee Drive to be 46 feet from the intersection rather than 50 feet as per the Street Design Criteria Manual.

GENERAL COMMENTS: A SDCL 11-6-19 Review request has been submitted to allow for the construction of a public park in Low Density Residential Zoning District and to authorize the City of Rapid City to accept park property.

As part of the development of Red Rock Meadows, the applicant has designated approximately 1.8 acres of land for a neighborhood park. The applicant will design and construct the park in consultation with the Rapid City Parks Department. The City Council will then authorize the acceptance of the park into their system of parks.

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 subject property is proposed to be constructed as a neighborhood park on private property and then donated to the City. If accepted, the City would then own the land and be responsible for future maintenance of the park. The property is proposed to serve as a public park requiring that the proposed construction and acceptance of the park 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 considerations:

Sahalee Drive: The applicant has two proposed entrances into the parking lot. The entrance approach from Sahalee Drive is located 46 feet from the intersection of Sahalee Drive and Cog Hill Lane rather than the 50 foot minimum distance as required by the Street Design Criteria Manual. As Sahalee Drive is a local street with a stop sign at the intersection, staff believes 46 feet is a sufficient distance for the approach and approves this change from the Street Design Criteria Manual.

Parking Requirements: Off street parking requirements are not specifically identified in the Zoning Ordinance for neighborhood parks. When parking requirements are not specified, the parking requirements are determined by the Planning Director based upon Parking Generation published by the Institute of Transportation Engineers (ITE). Parks are not specifically identified in the ITE. However, the Park, Recreation, Open Space and Greenway Guidelines published by the National Recreation and Park Association identifies neighborhood parks as being as small as .5 acres with the optimal size of 7-10 acres. The Guideline also identifies that a neighborhood park site should accommodate 7 to 10 off

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street parking spaces. The applicant has proposed the provision of ten off street parking spaces, including one handicapped space. After reviewing the ITE requirements and the handicap parking requirements in the Rapid City Zoning Ordinance, the Growth Management Director has determined that ten parking spaces appear to be adequate for this park.

Irrigation Improvements: Staff has reviewed the irrigation plans and has indicated that the irrigation equipment box needs to be relocated away from the property line approximately 10 feet. Currently the equipment box is located adjacent to the sidewalk. Moving the box away from this area will provide addition pedestrian safety when utilizing the sidewalk, particularly when maintenance is need to access the irrigation equipment box. Moving the box away from the property boundary will also provide a more aesthetic appearance to the park. Prior to obtaining a building permit, a revised set of plans shall be submitted showing the location of the equipment box.

Storm Water: A permit to allow discharge of storm water from a construction site from the South Dakota Department of Environmental and Natural Resources will be required if more than one acre of land will be disturbed. The storm water discharge on the north side of the park needs to direct the discharge into the channel alignment or grading and stabilization needs to be provided. Prior to issuance of a building permit, a revised site plan shall be provided showing the channel alignment or the grading and stabilization.

Sign: A sign identifying the Red Rock Meadows Park will be located within the park and outside of the sight triangle, approximately sixteen feet from Sahalee Drive and twenty feet from Cog Hill Lane. The sign will be constructed of wood or a composite material in neutral colors as determined by the Parks and Recreation Department staff and will be located approximate 24 inches above the ground. A sign permit is required prior to installation of the sign.

City Ownership: The applicant will construct the park in collaboration with the Parks and Recreation Department staff. The property will be platted by the applicant during platting of adjacent lots. Following construction, a request to accept ownership of the park will be presented to the City Council for their action.

Staff is recommending that the SDCL 11-6-19 Review request be approved with the previously stated stipulations.