

STAFF REPORT
June 23, 2005

No. 05SR027 - 11-6-19 SDCL Review to allow the construction of a public building on public land **ITEM 27**

GENERAL INFORMATION:

PETITIONER	Central States Fair
REQUEST	No. 05SR027 - 11-6-19 SDCL Review to allow the construction of a public building on public land
EXISTING LEGAL DESCRIPTION	The unplatted portion of the SW1/4 NE1/4, and the west 10 acres of SE1/4 NE1/4, all located in Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 71.81 acres
LOCATION	801 San Francisco Street
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Flood Hazard District - Light Industrial District
South:	Flood Hazard District
East:	General Commercial District
West:	Flood Hazard District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/26/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow the construction of a public building on public land be approved with the following stipulations:

1. Prior to Planning Commission approval, the applicant shall submit a revised site plan for review and approval providing a minimum 25 foot front yard setback between the barn and the north lot line located along Centre Street;
2. Prior to Planning Commission approval, the applicant shall submit a site plan for review and approval showing a paved loading and unloading area adjacent to the barn or the site plan shall be revised to show curb stops precluding vehicular access across unpaved areas. In addition, the curb stops shall be constructed prior to occupancy of the building;
3. Prior to Planning Commission approval, the applicant shall submit a lighting and signage package, if proposed;
4. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy or Pennington County shall exempt

STAFF REPORT
June 23, 2005

No. 05SR027 - 11-6-19 SDCL Review to allow the construction of a public building on public land **ITEM 27**

- themselves from the building permit and Certificate of Occupancy requirement(s). In addition, the construction plans shall be stamped by a Professional Architect and/or Engineer per SDCL 36-18-A;
5. Prior to issuance of a building permit or the start of any construction, a utility plan shall be submitted identifying the location of service lines to the proposed barn;
 6. Prior to issuance of a building permit or the start of any construction, a grading and drainage plan shall be submitted for review and approval;
 7. Prior to issuance of a building permit or the start of any construction, a Floodplain Development Permit shall be obtained. In particular, the Floodplain Development Permit shall address all requirements specific to "Zone OA" as per Chapter 15.32 of the Rapid City Municipal Code;
 8. The International Fire Code shall be continually met. In particular, an additional on-site fire hydrant and/or sprinklering of the building shall be provided if required, based on available fire flows;
 9. The proposed structure shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Commercial Development Plan; and,
 10. The barn shall be used exclusively as an accessory structure to the Events Center. In particular, the barn shall be used to stall horses participating in events within the Events Center. Any other use of the barn shall require that an additional SDCL 11-6-19 Review be submitted for review and approval

GENERAL COMMENTS:

The applicant has also submitted a SDCL 11-6-19 Review to allow for the construction of a 60 foot X 240 foot horse barn as an accessory use to the existing Events Center. In addition, the applicant has submitted a SDCL 11-6-19 Review to construct a drainage improvement at the Pennington County Fairgrounds. In particular, the applicant has indicated that the drainage improvement is being proposed in order to capture roof drainage from the newly constructed Events Center and to pipe it into an existing 18 inch storm sewer drain located south and west of the Events Center. (See companion item #05SR029.)

On February 20, 2003, the Planning Commission approved a SDCL 11-6-19 Review to allow the construction of a 120,000 square foot Event Center at Pennington County Fairgrounds. The Events Center is primarily used for horse shows, rodeos and livestock events. Alternate uses include go-kart racing, bike racing, trade shows and other similar events.

In 1976, the City Council approved a Use On Review to allow the fairgrounds to be located on the property. Subsequently, the City Council has reviewed seven additional Use on Review requests to allow for alternate and/or additional use(s) on the fairgrounds.

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 Pennington County Fairgrounds is a publicly owned property. In

STAFF REPORT

June 23, 2005

No. 05SR027 - 11-6-19 SDCL Review to allow the construction of a public building on public land **ITEM 27**

addition, the property is located within the area covered by the Rapid City Comprehensive Plan requiring that the proposed expansion be reviewed and approved by the Rapid City Planning Commission as a part of a SDCL11-6-19 Review.

STAFF REVIEW:

Staff has reviewed the SDCL 11-6-19 and has noted the following considerations:

Design Features: The applicant has submitted an elevation for the proposed 60 foot X 240 foot barn identifying that the structure will be one story with a peaked roof. In addition, the building will be constructed as a pole barn with steel siding and have a beige color design matching the existing Events Center. Staff is recommending that the proposed structure conform architecturally to the plans and elevations and color palette submitted as part of this SDCL 11-6-19 Review.

Staff is also recommending that a building permit be obtained prior to any construction and a Certificate of Occupancy be obtained prior to occupancy. Please note that Pennington County has the option of exempting themselves from the building permit and Certificate of Occupancy requirement(s). In addition, the construction plans must be stamped by a Professional Architect and/or Engineer per SDCL 36-18-A which is a State requirement precluding the County from exemption.

Setbacks: The site plan identifies that the proposed barn will be located 14 feet from the north lot line along Centre Street. However, a minimum 25 foot front yard setback is required. As such, staff is recommending that prior to Planning Commission approval, the applicant must submit a revised site plan for review and approval providing a minimum 25 foot front yard setback as identified.

Parking: A site plan submitted with the SDCL 11-6-19 Review for the Events Center identifies that 832 parking spaces are currently located on the subject property directly south of the grand stands. (Please note, the parking area is not striped or landscaped as required by the Parking Regulations.) In addition, the site plan for the Events Center identified that 88 parking spaces would be provided directly east of the proposed structure. As a part of this SDCL 11-6-19 Review, the applicant has submitted a site plan identifying that 100 parking spaces have been constructed east of the Events Center for a total of 932 existing parking spaces. During the review and approval of the Events Center, the Planning Commission determined that existing parking was sufficient for the existing use(s) as well as the addition of the Events Center. The applicant has indicated that the barn will be used exclusively to stall horses that are participating in events held within the Events Center. As such, no additional parking is required for the accessory use. However, staff is recommending that prior to Planning Commission approval, the applicant submit a site plan for review and approval showing a paved area adjacent to the barn for the loading and unloading of horses or the site plan must be revised to show curb stops precluding vehicular access across the unpaved area. In addition, the curb stops must be constructed prior to issuance of a Certificate of Occupancy. The applicant should also be aware that a subsequent SDCL 11-6-19 Review must be submitted for review and approval if any other use of the barn is proposed.

STAFF REPORT
June 23, 2005

No. 05SR027 - 11-6-19 SDCL Review to allow the construction of a public building on public land **ITEM 27**

Please note that on June 9, 2005, the applicant submitted another SDCL 1-6-19 Review to allow for the construction of an additional parking lot located east of the existing parking lot adjacent to the Events Center. However, the site plan does not show the actual parking space layout, landscaping, lighting, etc. In addition, the applicant has indicated that the parking lot will not be constructed until this fall or when funds become available. (This item will be considered at the July 7, 2005 Planning Commission meeting.)

Floodplain: The subject property is located within a 100 year federally designated floodplain. In particular, the floodplain is designated as "Zone AO" requiring that a Floodplain Development Permit be obtained. As such, staff is recommending that a Floodplain Development Permit be obtained prior to the start of construction. In particular, the Floodplain Development Permit must address all requirements specific to "Zone OA" as per Chapter 15.32 of the Rapid City Municipal Code.

Staff is recommending that the SDCL 11-6-19 Review be approved with the stipulations as identified above.