

STAFF REPORT

June 23, 2005

No. 05SR028 - 11-6-19 SDCL Review to allow a drainage improvement on public land ITEM 14

GENERAL INFORMATION:

PETITIONER	Central States Fair
REQUEST	No. 05SR028 - 11-6-19 SDCL Review to allow a drainage improvement on public land
EXISTING LEGAL DESCRIPTION	The unplatted portion of the SW1/4NE1/4, and the west 10 acres of SE1/4NE1/4, 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 a drainage improvement on public land be approved with the following stipulations:

1. Prior to the start of construction, a hydraulic analysis shall be provided addressing discharge and the capacity of the existing 18 inch storm sewer line; and,
2. Prior to the start of 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.

GENERAL COMMENTS:

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

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south and west of the Events Center. 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 Events Center. (See companion item #05SR027.)

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 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 Review and has noted the following considerations:

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.

Hydraulic Analysis: As previously indicated, the applicant is proposing to capture roof drainage from the newly constructed Events Center and pipe it into an existing 18 inch storm sewer drain located south and west of the Events Center. As such, staff is recommending that prior to the start of construction, a hydraulic analysis be provided addressing discharge and the capacity of the existing 18 inch storm sewer line.

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