

STAFF REPORT
July 7, 2005

No. 05SR030 - 11-6-19 SDCL Review to allow the construction of four dugout roofs on public property **ITEM 42**

GENERAL INFORMATION:

PETITIONER	Dennis Hanken for R. C. Church Softball League
REQUEST	No. 05SR030 - 11-6-19 SDCL Review to allow the construction of four dugout roofs on public property
EXISTING LEGAL DESCRIPTION	Tract 8, Rapid City Greenway Tract, Sections 3, 4 and 10, all located in T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 150 acres
LOCATION	2900 Jackson Boulevard
EXISTING ZONING	Park Forest District - Flood Hazard District
SURROUNDING ZONING	
North:	No Use District - Office Commercial District - Medium Density Residential District
South:	Park Forest 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	6/23/2005
REVIEWED BY	Todd Tucker / Michelle Horkey

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow the construction of four dugout roofs on public property be denied.

GENERAL COMMENTS: The subject property is located at the southeast corner of Canyon Lake Drive and 32nd Street. The subject property is currently owned by the City of Rapid City and is the location of the Whitehead Field Complex. The applicant is requesting approval of an SDCL 11-6-19 Review to allow the construction of four dugout roofs 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,

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

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

Roof Construction: Staff noted that two of the four proposed dugout roofs are partially constructed. Staff also noted that a Building Permit was not obtained prior to construction of the existing dugout roofs.

The proposed dugout roofs are constructed of wood framing attached to existing chain link fencing with metal roofing material attached to the wood framing. Staff noted that chain link fencing material is not intended to withstand structural loads and does not meet the minimum standards of the International Building Code and may affect the safety of the children and others using the dugouts. As such, staff is recommending that the SDCL 11-6-19 Review be denied and that the existing dugout roofs that are partially constructed be removed.

Staff noted that the applicant may wish to revise the proposed construction to comply with the requirements of the International Building Code. If so, the applicant must submit detailed construction plans for the dugout roofs. The applicant must also obtain a Building Permit prior to occupancy of the structures.