

STAFF REPORT  
July 7, 2005

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**No. 05SR032 - 11-6-19 SDCL Review to allow the construction of a parking lot on public property**      **ITEM 44**

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GENERAL INFORMATION:

PETITIONER	Central States Fair
REQUEST	<b>No. 05SR032 - 11-6-19 SDCL Review to allow the construction of a parking lot on public property</b>
EXISTING LEGAL DESCRIPTION	the unplatted portion of the SW1/4 NE1/4, and the west 10 acres of SE1/4 NE1/4, and the unplatted north 1080' of east 30 acres of SE1/4 NE1/4, all located in Section 6, T1N, R8E, 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	6/9/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. Prior to Planning Commission approval, a complete site plan showing the layout of the proposed parking area shall be submitted for review and approval. In particular, the parking plan shall be designed in compliance with Chapter 17.50.270 of the Rapid City Municipal Code; and,
2. Prior to issuance of a building permit or the start of construction, a drainage and grading plan shall 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 parking area measuring approximately 250 feet X 315 feet. The applicant has indicated that the parking area will be constructed as funds become available.

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On June 23, 2005, the Planning Commission approved a SDCL 11-6-19 Review to allow for the construction of a 60 foot X 240 foot horse barn on the subject property as an accessory use to the existing Events Center. In addition, the Planning Commission approved a SDCL 11-6-19 Review to allow for the construction of drainage improvements at the Pennington County Fairgrounds.

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 and has noted the following considerations:

**Parking:** Currently, 932 parking spaces are being provided for the existing uses on the subject property. During the review and approval of the Events Center, the Planning Commission determined that the existing parking was sufficient for the existing use(s) as well as the addition of the Events Center. The proposed additional parking area will provide parking in excess of the minimum parking required by Ordinance. However, staff is recommending that prior to Planning Commission approval, a complete site plan showing the layout of the proposed parking area be submitted for review and approval. In particular, the parking plan must be designed in compliance with Chapter 17.50.270 of the Rapid City Municipal Code with striped parking spaces, curb stops, landscaping islands, lighting, and signage as needed.

**Drainage and Grading Plan:** A drainage and grading plan must be submitted for review and approval in compliance with the drainage basin plan and addressing downstream receiving facilities. Staff is recommending that a drainage and grading plan be submitted as identified prior to issuance of a building permit or the start of construction.

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