

STAFF REPORT
July 21, 2005

No. 05SR038 - 11-6-19 SDCL Review to allow construction on public property **ITEM 19**

GENERAL INFORMATION:

PETITIONER	Jim Sullivan for Black Hills Pony League
REQUEST	No. 05SR038 - 11-6-19 SDCL Review to allow construction on public property
EXISTING LEGAL DESCRIPTION	Robbinsdale Park, less Lot 1, Robbinsdale Park Addition, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 107.42 acres
LOCATION	626 East Fairmont Boulevard
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/21/2005
REVIEWED BY	Todd Tucker / David L. Johnson

RECOMMENDATION:

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

1. Prior to installation of the new lighting fixtures, an Electrical Permit shall be obtained; and,
2. A Grading Permit shall be obtained prior to initiation of any dirt work. In addition, the applicant shall include a sediment and erosion control plan showing how sediment, including mud tracking into the street and dust from stockpiles, will be handled during the proposed work.

GENERAL COMMENTS: The subject property is located on the north side of East Fairmont Boulevard between Ivy Avenue and Robbinsdale Park Road. The subject property is the Hammerquist Field for the Black Hills Pony League which is located at the southwest corner of Robbinsdale Park which is public property.

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The applicant is seeking approval of an SDCL 11-6-19 Review to allow the installation of new lighting fixtures, an irrigation system and new sod.

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". As previously indicated, this is publicly owned land requiring that the Planning Commission review and approve of the proposed construction.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 Review as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Lighting: The applicant has indicated that the present lights at the ball field are old and inadequate for night use of the field. The applicant has also indicated that the existing lights are below the present safety standards. The applicant is proposing to remove the existing quartz lighting fixtures and replace them with metal halide fixtures. Staff noted that an Electrical Permit must be obtained prior to installation of the new lighting fixtures.

Irrigation System: The applicant has indicated that they will be adding a sprinkler system to the existing ball field. Staff recommends that the sprinkler system be installed by a licensed plumber.

Playing Field: The existing field is currently being used as a girls' softball field and will be converted into a boys' baseball field. The applicant has indicated that the existing ball field is completely dirt and is too small for boys. As such, the applicant is proposing to install new soil and sod in the infield. The applicant is also proposing to install a pitcher's mound and improve the home plate area, baselines and coaches boxes. The applicant is also proposing to remove the existing grass in the outfield and replace it with new sod. Staff has indicated that a Grading Permit must be obtained prior to initiation of any dirt work. Staff also noted that the applicant must include a sediment and erosion control plan showing how sediment, including mud tracking into the street and dust from stockpiles, will be handled during the proposed work.

Staff is recommending approval of the SDCL 11-6-19 Review with the above stated stipulations.