

STAFF REPORT
October 25, 2007

No. 07SR051 - SDCL 11-6-19 Review to allow a structure on public ITEM 19 property

GENERAL INFORMATION:

APPLICANT/AGENT	Parks Department for City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	No. 07SR051 - SDCL 11-6-19 Review to allow a structure on public property
EXISTING LEGAL DESCRIPTION	Tract 8 of Rapid City Greenway Tract, located in the NW1/4, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 146.0 acres
LOCATION	2900 Jackson Boulevard
EXISTING ZONING	Park Forest District - Flood Hazard District
SURROUNDING ZONING	
North:	Park Forest District - Low Density Residential District
South:	Flood Hazard District
East:	Park Forest District - Flood Hazard District
West:	Public District - Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/26/2007
REVIEWED BY	Travis Tegethoff / Ted Johnson

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow a structure on public property be approved.

GENERAL COMMENTS: The applicant is requesting approval of a SDCL 11-6-19 Review to allow the expansion of the existing maintenance shop located at the City of Rapid City Park and Recreation facility. The applicant is proposing to remove an existing 2,450 square foot building and replace it with a 6,743 addition to the existing 5,155 square foot maintenance shop. The subject property is located south of Canyon Lake Drive between 32nd Street and Sheridan Lake Road.

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

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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". This is a public building located on publicly owned land requiring that the Planning Commission review and approve the proposed installation.

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

Zoning: The proposed project is located in the Park Forest Zoning District. Public parks may be permitted as a Conditional Use Permit in the Park Forest Zoning District. The proposed addition to the existing maintenance facility is an accessory use to provide maintenance to the surrounding park land.

Building Permits: Staff noted that a building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy. Staff also noted that plans shall be stamped by a Registered Professional Engineer or Architect per SDCL 36-18A.

Setbacks: Staff noted that the proposed addition is a minimum of 150 feet from the existing property lines. The proposed structure shall be set back not less than 35 feet from the front property line, 40 feet from the side property lines and 50 feet from the rear property line. The proposed addition meets all setback requirements of Section 17.08.040 of the Rapid City Municipal Code.

Building Height: Section 17.08.050 of the Rapid City Municipal Code states that no main building shall exceed 2½ stories or 35 feet in height. The applicant's plans demonstrate a one-story structure and meet all the building height requirements as per Section 17.08.050 of the Rapid City Municipal Code.

Parking: On November 7, 2002 the City of Rapid City Planning Commission approved an 11-6-19 SDCL Review (02SR018) to allow park improvements including structures on the above legally described property. Two of the structures located on the property are batting cages. As part of that review, Staff identified that a minimum of 560 off-street parking spaces were required. The approved site plan for the subject property shows 580 parking stalls provided. The proposed addition to the maintenance facility will require two additional parking spaces. With 580 off-street parking stalls provided, the property is in compliance with the off-street parking provisions of Section 17.50.270 of the Rapid City Municipal Code.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. Staff noted that adjacent park property owned by the City meets the landscaping requirements.

Design Features: The submitted elevation drawings show the proposed addition to be finished with cement board siding in earth tone colors and asphalt shingles. Staff noted that no

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additional site lighting is proposed with this project.

Fire Safety: Staff noted that all applicable provisions of the International Fire Code shall be continually met.

Floodplain: Staff noted that this portion of the property is located outside of the 100 year floodplain and in the Park Forest Zoning District. As such, a floodplain development permit is not required as part of this project.

Staff recommends that the SDCL 11-6-19 Review to allow a structure on public property be approved.