

STAFF REPORT

June 5, 2008

No. 08SR040 - SDCL 11-6-19 Review to allow a structure on public property ITEM 43

GENERAL INFORMATION:

APPLICANT/AGENT	Bryan Schnell for Black Hills Baseball Association
PROPERTY OWNER	City of Rapid City
REQUEST	No. 08SR040 - SDCL 11-6-19 Review to allow a structure 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 146 acres
LOCATION	626 E. Fairmont Boulevard
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Flood Hazard District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Flood Hazard District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/1/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff will recommend that the SDCL 11-6-19 Review to allow a structure on public property be approved if the following additional information is submitted:

1. Prior to Planning Commission approval, the applicant shall submit revise site plan locating the shed out of the parking lot for review and approval.

GENERAL COMMENTS: The applicant has submitted a SDCL 11-6-19 Review request to relocate a structure on public property. The applicant is proposing to relocate an existing eight foot by twelve foot galvanized metal storage shed from the Canyon Lake Little League Complex near 32nd Street and Jackson Boulevard to the Harney Little League Complex in Robbinsdale Park north of East Fairmont Boulevard.

On November 15, 2008, Planning Commission denied an SDCL 11-6-19 Review

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(#07SR048) request to locate the shed approximately 280 feet east of 32nd Street near the bike path and Canyon Lake Little League Complex because it was located within the 100 year federally designated floodplain and because of the shed's close proximity to the bike path.

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 structure is privately owned but located on City owned property requiring that the Planning Commission review and approve of the proposed structure on City owned property.

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

Parking: On March 19, 2001, City Council approved a Conditional Use Permit (#01UR007) to allow park improvements including parking lot on the above legally described property. The approved site plan for the subject property showed 244 parking stalls provided. The applicant is now proposing to locate the shed in the parking lot east of Hammerquist Field and eliminate one of the parking stalls for the proposed storage shed leaving 243 parking stalls. However, it appears the proposed location of shed will affect access to the adjacent parking stalls and potentially conflict with access to the storage shed. As such, staff recommends that prior to Planning Commission approval the applicant submit a revised site plan relocating the shed out of the existing parking lot.

Design Features: The existing shed is a galvanized metal shed. The applicant has been working with the Rapid City Parks Department and has indicated that the shed will be repainted or resided to match the existing buildings and structures at the Harney Little League Complex.