

STAFF REPORT  
January 22, 2009

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**No. 08SR094 - SDCL 11-6-19 Review to allow construction of park ITEM 46 improvements**

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GENERAL INFORMATION:

APPLICANT	City of Rapid City
AGENT	Pat Wyss for Wyss Associates, Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	<b>No. 08SR094 - SDCL 11-6-19 Review to allow construction of park improvements</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of New Park Subdivision and Tract H of McMahon Subdivision, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 27.2 Acres
LOCATION	At the western terminus of Kathryn Avenue, between Champion Drive and Bunker Drive
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Public District - Mobile Home Residential District - Low Density Residential II District
South:	General Agriculture District
East:	Medium Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	11/21/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

**Staff recommends that the SDCL 11-6-19 Review to allow construction of park improvements be approved.**

GENERAL COMMENTS: (Update, January 14, 2009. All revised and/or added text is shown in bold print.) This item was continued to the January 22, 2009 Planning Commission meeting to allow the applicant to submit the required information. On January 9, 2009 the applicant submitted revised construction drawings, a drainage

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**and grading report, and a master plan for the proposed project for review and approval**

This is a request by the City of Rapid City for approval to construct structures and other park improvements pursuant to the requirements of an SDCL 11-6-19 Review. The proposed development is located in the Public District west of Champion Drive and the western terminus of Kathryn Avenue. The applicant is proposing to construct Phase I of Vicki Powers Park that will include two parking lots, a restroom facility, playground, concrete paved areas, and gravel trails.

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, the property is publicly owned land requiring that the Planning Commission review and approve 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:

Building Permits: Staff noted that a building permit shall be obtained prior to any construction.

Air Quality Permit: Staff noted that an Air Quality Permit is required if the disturbed area exceeds one acre.

Kathryn Avenue: The terminus of Kathryn Avenue currently ends at the northeast corner of the lot without any turn-around or cul-de-sac. Staff noted that the nearest intersection is approximately 500 feet to the east and that a turn-around shall be constructed at the closed end of a street to provide access for emergency and maintenance vehicles as required in Section 5.2.3 of the Rapid City Street Design Criteria Manual and per Appendix D of the International Fire Code. Staff recommends that this item be continued to the January 22, 2009 Planning Commission meeting to allow the applicant to submit plans for a turn-around in compliance with the Rapid City Street Design Criteria Manual for review and approval.

**On December 22, 2008 staff met with the applicant to discuss the issues associated with the proposed project. The applicant is proposing to leave the existing temporary turn-around in place until the adjacent property to the east is developed and an adequate turn-around can be provided. In addition, the proposed parking lot and access aisles will provide adequate access for emergency vehicles as required per Appendix D of the International Fire Code.**

Sidewalks: Staff noted that no sidewalk was shown in the plans for the portion of the property that abuts Champion Drive. As such, staff recommends that this item be continued to the January 22, 2009 Planning Commission meeting to allow the applicant to submit a revised

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site plan for review and approval providing sidewalk along Champion Drive as it abuts the property.

**On January 9, 2009 the applicant submitted a revised plan providing sidewalk along Champion Drive meeting the minimum requirements of the Rapid City Municipal Code.**

Water and Sewer Systems: The applicant has indicated that service lines will be extended from the existing water and sewer main located in Kathryn Avenue to serve the proposed restroom facility. However, the applicant has not indicated the size and materials of the proposed service lines. In addition, the applicant has not provided a location for the meter for the proposed irrigation system. Staff recommends that this item be continued to the January 22, 2009 Planning Commission meeting to allow the applicant to submit the requested information for review and approval.

**On January 9, 2009 the applicant submitted revised site plans providing the size and materials of the proposed service lines and the location of the proposed meter as required per the Rapid City Municipal Code and the City of Rapid City Standard Specifications for Public Works Construction.**

Parking: The applicant has submitted a site plan for the property showing 66 parking stalls with 4 handicap spaces being provided and an area for 20 additional parking stalls in the future. However, that applicant has not submitted parking calculations demonstrating that number of parking stalls meets the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code. Staff recommends that this item be continued to the January 22, 2009 Planning Commission meeting to allow the applicant to submit a complete parking plan in compliance with the provisions of Section 17.50.270 of the Rapid City Municipal Code for review and approval.

**Off street parking requirements are not specifically identified in the Zoning Ordinance for neighborhood parks. When parking requirements are not specified, the parking requirements are determined by the Planning Director based upon Parking Generation published by the Institute of Transportation Engineers (ITE). Parks are not specifically identified in the ITE. However, the Park, Recreation, Open Space and Greenway Guidelines published by the National Recreation and Park Association identifies that a neighborhood park site should accommodate 7 to 10 off street parking spaces for every 5-10 acres of park land. The 27 acre park would require 54 parking stalls and the applicant proposed to install 66 parking stalls. It appears the proposed parking plan is in compliance with the minimum requirements of Section 17.50.270 of the Rapid City Municipal Code.**

Landscaping: The applicant has submitted a landscape plan as part of the 11-6-19 SDCL Review. A minimum of 1,184,332 landscape points is required for the property per Section 17.50.300 of the Rapid City Municipal Code. However, the applicant has not identified the total number and type of landscape materials and the total number of landscape points provided for the project. Staff recommends that this item be continued to the January 22,

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2009 Planning Commission meeting to allow the applicant to submit a complete landscape plan in compliance with the landscape provisions of Section 17.50.300 of the Rapid City Municipal Code for review and approval.

**On January 9, 2009 the applicant submitted a revised landscape plan identifying the total number and type of landscape materials and the total number of landscape points provided for the project as required per Section 17.50.300 of the Rapid City Municipal Code. The proposed plan appears to meet the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.**

Fire Safety: Staff noted that a turn around in accordance with Appendix D of the International Fire Code is required for all dead-end roads with a length greater than 150 feet. The Fire Department has also indicated that an address must be posted on the site prior to or in conjunction with building construction. Staff is recommending that all International Fire Codes be continually met.

Drainage: As part of the SDCL 11-6-19 Review, a grading plan and a drainage plan for all improved areas must be submitted for review and approval. The drainage plan must demonstrate that the design flows do not exceed pre-developed flows or on-site detention must be provided. Staff recommends that this item be continued to the January 22, 2009 Planning Commission meeting to allow the applicant to submit the required grading plan and drainage plan.

**On January 9, 2009 the applicant submitted a grading and drainage plan for review and approval. The submitted information appears to meet the minimum standards of the Rapid City Drainage Criteria Manual.**

Stormwater Management Plan: The City Council recently adopted a Stormwater Quality Manual establishing criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that this item be continued to the January 22, 2009 Planning Commission meeting to allow the applicant to submit an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual for review and approval as required. In addition, the applicant shall obtain an Erosion and Sediment Control Permit prior to the issuance of a building permit.

**On January 9, 2009 the applicant submitted an Erosion and Sediment Control Plan in compliance with the adopted Stormwater Quality Manual for review and approval that appears to meet the minimum requirements of the adopted Stormwater Quality Manual. In addition, the applicant must obtain an Erosion and Sediment Control Permit prior to the issuance of a building permit.**

Master Plan: As previously noted, this is Phase I of the development of Vicki Powers Park. A master plan for the entire property has not been submitted identifying future phases for the project and the extension of public utilities. As such, staff recommends that this item be continued to the January 22, 2009 Planning Commission meeting to allow the applicant to

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submit a master plan for review and approval as identified.

**Redline Comments:** Staff is recommending that prior to issuance of a building permit, all redline comments made on the construction plans must be addressed and resubmitted for review and approval. In addition, the red lined drawings must be returned to the Growth Management Department.

On January 9, 2009 the applicant submitted a master plan for the entire property identifying the future phases and the proposed extension of public utilities through the park.

The SDCL 11-6-19 Review to allow the construction of park improvements generally complies with all applicable Zoning Ordinances and Regulations for the proposed location and extent of the project. As such, staff recommends that the SDCL 11-6-19 Review to allow the construction of park improvements be approved.