

STAFF REPORT
March 24, 2011

No. 11PD001 - Planned Residential Development - Initial and Final Development Plan **ITEM 4**

GENERAL INFORMATION:

APPLICANT	Jerry Sauvage 320 Baseball, Inc.
AGENT	FMG, Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	No. 11PD001 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	That portion of Tract 8 of the Rapid City Greenway Tracts that is located in the NE1/4 of SE1/4 of NW1/4 of Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7 acres
LOCATION	Pete Lien Baseball Field near the southwest corner of the intersection of Canyon Lake Drive and Sheridan Lake Road
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	No Code (South Dakota National Guard Camp)
South:	Flood Hazard District
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/13/2011
REVIEWED BY	Marcia Elkins / Jim Flaaen / Karley Halsted

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be continued to the **April 7, 2011** Planning Commission meeting.

GENERAL COMMENTS: (Updated March 10, 2011. All added and/or revised text is shown in bold print.) This item was continued to the March 24, 2011 Planning Commission meeting to allow the applicant to review the utility alignments and alternative strategies for addressing the utility conflicts with the proposed structure location. The applicant met with the Public Works staff to discuss the utility alignment issues.

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The applicant is requesting that the application be continued to the April 7, 2011 Planning Commission meeting to allow them to review the alternatives.

(Updated February 15, 2011. All added and/or revised text is shown in bold print.) This item was continued to the February 24, 2011 Planning Commission meeting at the applicant's request to allow outstanding issues regarding the location of the proposed structure and existing utility lines to be resolved. On February 15, 2011, the applicant indicated that those issues are still being resolved and requested that this item be continued to the March 10, 2011 Planning Commission meeting. Staff is in concurrence with that request. As such, staff recommends that this item be continued to the March 10, 2011 Planning Commission meeting.

The applicant has submitted a Planned Residential Development – Initial and Final Development Plan to construct a 6,750 square foot building at Pete Lien Memorial Field. Pete Lien Memorial Field is currently leased by Baseball 320, Inc. and is located at 2900 Jackson Boulevard. In particular, the applicant has proposed to construct a steel frame building to house an indoor training facility and storage for mechanical equipment.

On February 1, 2011, the applicant indicated that there are several outstanding issues regarding the proposed location of the training facility and existing utilities that traverse the property and the need for the applicant to relocate those utility lines. As such, the applicant has requested that this item be continued to the February 24, 2011 Planning Commission meeting to allow the applicant to evaluate the impacts of the required utility relocation on the proposed project. Staff is in concurrence with that request.