

STAFF REPORT
April 7, 2011

No. 11PD001 - Planned Residential Development - Initial and Final Development Plan **ITEM 10**

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	Patsy Horton / Jim Flaaen / Karley Halsted

RECOMMENDATION:

Staff recommends that the Initial and Final Residential Development Plan to allow a training facility **be approved with the following stipulations:**

- 1. Prior to Planning Commission approval, a revised site plan shall be submitted to address the redlined comments. Additionally, the redlined plans shall be returned to the Growth Management Department;**
- 2. Prior to Planning Commission approval, the applicant shall submit a revised sign package for review and approval;**

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3. **Prior to issuance of a Building Permit, the applicant shall obtain a sign permit for all signs on the leased property, remove the non-complying signage, or obtain a variance to allow the additional signage. All signs must be permitted as required by the Sign Ordinance. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Residential Development. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package and in compliance with the Sign Ordinance, shall be allowed as a Minimal Amendment to the Planned Residential Development. The addition of electronic signs shall require a Major Amendment to the Planned Residential Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s);**
4. **A Building Permit and an Erosion Control Permit shall be obtained prior to construction of the training facility, and a Certificate of Occupancy shall be obtained prior to occupancy;**
5. **Prior to issuance of a Building Permit, the applicant shall submit a copy of the approved revised lease agreement that addresses the water and sewer service lines;**
6. **A minimum of 3,500 landscaping points shall be added to the existing landscaping. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;**
7. **The proposed structure shall conform architecturally to the proposed elevations, design plans, color palette and general design comments submitted as part of this Planned Residential Development. Modifications in the building elevations and design that are consistent with the approved elevations and structural development may be approved as a Minimal Amendment to the Planned Residential Development;**
8. **All plans submitted for a Building Permit shall be stamped by a licensed architect or professional engineer as per SDCL 36-18A;**
9. **An Air Quality Permit shall be obtained prior to the disturbance of one acre of more of surface area;**
10. **The Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.**

GENERAL COMMENTS: (Updated March 31, 2011. All added and/or revised text is shown in bold print.) This item was continued to the April 7, 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. The applicant is working with the Parks Department to amend the existing lease agreement to address the utility alignment issues. As such, staff is recommending approval with the above-referenced stipulations.

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(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. 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 2601 Canyon Lake Drive. 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.

STAFF REVIEW: Staff has reviewed the proposed recreational use with respect to Criteria for Review for Conditional Use Permits as identified in Chapter 17.54.030(E) and has noted the following issues:

1. The location, character and natural features of the property:

The proposed single-story building will be a 6,750 square foot steel structure used for the Post 320 Indoor Training Facility. The remaining existing ball field improvements will not be disturbed. Staff recommends that the proposed structure conform architecturally to the plans and elevations approved as part of the Residential Development Plan.

2. The location, character and design of adjacent buildings:

The South Dakota National Guard is located north of the proposed training facility.

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The Sioux Park Tennis Courts and Jimmy Hilton Swimming Pool are located immediately east. The Post 22 Ball Field is located immediately south and the McKeague Field is located immediately west. The design features for the proposed training facility are consistent with the surrounding structures. Staff recommends that the control valve station be constructed as per the approved plans. Staff finds that the design and character of the proposed building is consistent with the design and character of the neighborhood buildings.

A Building Permit must be obtained prior to any construction on the property and a Certificate of Occupancy must be obtained prior to occupancy. In addition, all plans submitted as part of a Building Permit application must be prepared by a registered professional as required per South Dakota Codified Law 36-18A. In addition, an Air Quality Permit must be obtained prior to the disturbance of one acre or more of surface area.

3. *Proposed fencing, screening and landscaping:*

The applicant has also submitted a landscape plan with the application and has indicated that an additional 3,500 landscaping points will be installed in conjunction with the proposed training facility. Staff recommends that the proposed landscaping be installed as per the approved landscape plan and continually be maintained in a live vegetative state, kept free of debris and replaced when necessary.

4. *Proposed vegetation, topography and natural drainage:*

The property is relatively flat. A drainage plan was submitted with the application that includes an Erosion and Sediment Control Plan. Staff recommends that the proposed erosion control measures be installed as per the approved Erosion and Sediment Control Plan and continually be maintained to prevent stormwater runoff damage to adjacent properties.

5. *Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:*

In 2005, the Planning Commission determined that the 693 parking spaces is adequate for the complex. Staff recommends that the parking be continually maintained as per the approved parking plan. Public property surrounds the complex and includes recreational paths for easy pedestrian access.

6. *Existing traffic and traffic to be generated by the proposed use:*

The applicant has indicated that the traffic generated from the proposed training facility does not create a conflict with the existing uses. The applicant indicated that the training facility will not be used during scheduled games. The practice

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hours for the facility in associate with clinics and other events would not interfere with the game schedule. Both Canyon Lake Drive and Sheridan Lake Road are identified as minor arterial streets designed to accommodate the traffic generated by the neighborhood. As such, staff finds that the existing road network surrounding the proposed training facility use will sufficiently accommodate any additional traffic generated by the proposed use.

7. *Proposed signs and lighting:*

The applicant submitted information regarding the existing signs on the leased facility. However, four of those signs do not comply with the Sign Ordinance. As such, staff recommends that before construction of the facility, the applicant shall obtain permits for the signage, remove the non-complying signage, or obtain a variance for the signs not in compliance with the Sign Ordinance. The approved sign package as stated herein excludes the non-complying signs unless a sign variance is approved for each sign. All proposed signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Residential Development Plan. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Residential Development. No electronic signs are being proposed as a part of this Final Development Plan. Staff is recommending that the addition of electronic signage will require a Major Amendment to the Planned Residential Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign.

8. *The availability or public utilities and services:*

The applicant met with the Public Works staff to discuss the utility alignment issues. The applicant is working with the Parks Department to amend the existing lease agreement to address the utility alignment issues. As such, staff is recommending approval with the above-referenced stipulations.

9. *The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:*

One of the goals of any Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe that is linked to both the levels of demand and the market and to the orderly extension and efficient use of public improvements, infrastructure and services. Utilization of existing property for additional recreational facilities is consistent with the intent of the neighborhood preservation goal of the adopted Comprehensive Plan.

10. *The overall density, yard, height and other requirements of the zone in which it is*

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located:

The Park Forest District is intended to provide the city with an area to be preserved for its natural beauty and open character. A public park is a conditional use within the Park Forest Zoning District. The proposal meets or exceeds all other density, yard and height requirements.

11. *The effects of noise, odor, smoke, dust, air and water pollution and the degree of control through which clarifiers, screening, setbacks and orientation:*

The proposed training facility is located within a recreational complex. Staff finds that the proposed use will not lead to any increased adverse effects of noise, odor, smoke, dust, air or water pollution on the immediate or surrounding area.

12. *The degree to which conditions imposed will mitigate and probably adverse impacts of the proposed use on existing adjacent uses:*

There have been no additional conditions regarding the location, character or other features of the proposed use or buildings imposed on the proposed development.

Staff has reviewed this request with respect to the four criteria established for Planned Residential Developments (PRD) and Planned Development Designations (PDD) identified in Section 17.50.080.

1. *A PRD or PDD may be permitted in GAD, PF, LDR-1, LDR-2, MDR, HDR and MHR zoning districts.*

This Initial and Final Planned Residential Development Plan is located within the Park Forest Zoning District.

2. *A PRD may include single-family detached units, townhouses, two-family dwellings, recreational facilities, mobile and manufactured homes, other uses such as child care centers and temporary sales offices which may be permitted in residential zoning districts, and multiple-family dwellings.*

This Initial and Final Planned Residential Development is located within the Park Forest District. Pursuant to Chapter 17.08.030 of the Rapid City Municipal Code public parks and uses, in keeping with the character and requirements of the district, are allowed as a conditional use.

3. *In the LDR-1, LDR-2 and PF zoning districts, no more than 30% of the total permitted number of dwelling units in a PRD shall be 2-family or multiple-family units.*

This Initial and Final Planned Residential Development Plan is to allow a

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recreational training facility. No dwelling units are proposed on the site.

- 4. Density shall not be greater than the maximum density of the zoning district in which the PRD is located, unless certain criteria are met. In no case shall density exceed 115% of the maximum density permitted in the zoning district in which the PRD is located. Density bonuses may be awarded.*

This Initial and Final Residential Development Plan is to allow a recreational training facility. No dwelling units are proposed on the site and therefore density bonuses are unnecessary.

- 5. Recreation facilities proposed in the PRD shall be constructed to served the individual development or the entire PRD prior to building permits being issued for more than 40% of the total number of approved dwelling units.*

This Initial and Final Residential Development Plan is to allow a recreational training facility. No dwelling units are proposed on the site and therefore density bonuses are unnecessary.

Notification Requirement: As of this writing, the receipts from the certified mailing have been returned and the sign has been posted on the property.

Staff recommends that the Initial and Final Residential Development Plan be approved with the stipulations as outlined above.