

STAFF REPORT
October 23, 2014

No. 14UR019 - Conditional Use Permit to allow improvements to existing baseball field facilities located in the Flood Hazard District

ITEM 5

GENERAL INFORMATION:

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| APPLICANT | Joe Jacobson - Canyon Lake Little League |
| AGENT | Richard Sudmeier - FMG, Inc. |
| PROPERTY OWNER | City of Rapid City |
| REQUEST | No. 14UR019 - Conditional Use Permit to allow improvements to existing baseball field facilities located in the Flood Hazard District |
| EXISTING LEGAL DESCRIPTION | Tract 8 of Rapid City Greenway Tract, located in Section 3, (also in Sections 4 and 10) T1N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 1.6 acres |
| LOCATION | East of 32nd Street between Canyon Lake Drive and Jackson Boulevard |
| EXISTING ZONING | Flood Hazard District |
| FUTURE LAND USE DESIGNATION | Parks and Greenway |
| SURROUNDING ZONING | |
| North: | Park Forest District |
| South: | Flood Hazard District |
| East: | Flood Hazard District |
| West: | Medium Density Residential District |
| PUBLIC UTILITIES | Rapid City water and sewer |
| DATE OF APPLICATION | October 1, 2014 |
| REVIEWED BY | Robert Laroco / Bob Reiss |

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow improvements to existing baseball field facilities located in the Flood Hazard District be approved with the following stipulations:

1. A building permit shall be obtained prior to construction. A certificate of completion shall be obtained prior to initiation of any uses;
2. Prior to issuance of a building permit, the location of the existing 16 inch Rapid City water main shall be verified;
3. All construction and/or development shall be in compliance with the approved Floodplain

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- Development Permit;
4. An air quality permit shall be obtained prior to a disturbance of earth greater than one acre;
 5. All landscaping shall continue to comply with the requirements of the Rapid City Landscaping Ordinance;
 6. All parking shall continue to comply with the requirements of the Rapid City Parking Ordinance;
 7. All signage shall continue to comply with the requirements of the Rapid City Sign Code;
 8. All requirements of the International Fire Code shall be continually maintained;
 9. All requirements of the Park Forest District and Flood Hazard District shall be continually maintained, and;
 10. This Conditional Use Permit shall allow for the relocation and reconstruction of dugouts and the relocation of fencing at the existing baseball facilities located in the Flood Hazard District. Uses permitted in the Park Forest District and the Flood Hazard District shall be permitted contingent upon approval of a building permit. Conditional uses in the Park Forest District and the Flood Hazard District shall require the review and approval of a Major Amendment to the Conditional Use Permit.

GENERAL COMMENTS: The applicant has requested this Conditional Use Permit to allow improvements to the existing baseball field and facilities currently utilized by the Canyon Lake Little League. In particular, the applicant is proposing to relocate and reconstruct the dugouts and alter the location of the existing fences. The improvements are proposed in order to bring the existing field into conformance with International Little League standards. The dugouts and the proposed improvements to the existing fence are located within the Federally Designated 100 Year Flood Plain. On July 15, 2013, the City Council approved a proposal to submit a Development Application for the renovations of the existing field to be completed by Canyon Lake Little League. The League is now in the process of completing the proposed renovations and, as such, has submitted this Conditional Use Permit to allow structures to be located in the Flood Hazard District.

The property is located on 32nd Street, between Canyon Lake Drive and Jackson Boulevard. The property is developed with an existing baseball field as a part of the Rapid City Parks System.

STAFF REVIEW: Staff has reviewed the requested Conditional Use Permit pursuant to the requirements of Chapter 17.50.150 of the Rapid City Municipal Code and has noted the following considerations:

Criteria for Review: In reviewing applications for a Conditional Use Permit, due consideration shall be given to the following:

The location, character, and natural features of the property;

The property is comprised of approximately 1.6 acres of property zoned Park Forest District and Flood Hazard District. The property is generally level with significant portions of the property located within the Federally Designated 100 Year Flood Plain. The area is

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developed as a park. It should be noted that the applicant has obtained a Flood Plain Development Permit for the proposed improvements.

The location, character, and design of adjacent buildings;

The surrounding area is zoned Park Forest District and Flood Hazard District and is developed with a variety of park-related uses, including baseball fields and portions of the Rapid City trails network. Rapid Creek runs through the park property to the south and east. Property to the west is developed with single-family residences. A large drainage channel is located adjacent to the south of the property.

Proposed fencing, screening, and landscaping;

Submitted plans show that the existing fences will be realigned and the outfield fences will be extended an additional 20 feet south and east with 5 foot tall chain link fencing. Landscaping currently located behind the existing outfield fence will be removed and replaced with sod for the additional playing field. It should be noted that trees currently located behind the existing outfield fence are being removed. However, the landscaping points for the parcel remain in excess of minimum requirements. In addition, two existing signs will be removed and relocated to remain behind the newly proposed outfield fence. The proposed dugouts are replacing dugouts currently existing on the property. All landscaping must continue to comply with the requirements of the Rapid City Landscaping Ordinance. All landscaping disturbed as a part of the proposed development must be replaced as necessary.

Proposed vegetation, topography and natural drainage;

Additional grading, sod, and pea gravel is being proposed in the outfield to extend a level playing surface throughout the outfield. Public Works staff has not noted any concerns with the proposed improvements or their effect on the natural drainage of the property.

Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicap persons;

No changes to the existing parking or access are being proposed as a part of this Conditional Use Permit. No increase in capacity is anticipated as a result of the proposed improvements. The property includes portions of the Rapid City Trails system. However, no portions of the trail system are affected by the proposed development. All parking must continue to comply with the requirements of the Rapid City parking ordinance.

Existing traffic and traffic to be generated by the proposed use;

The proposed improvements are for existing facilities. No increase in the traffic to and from the site is expected. Transportation planning staff has not noted any impact to traffic in the area or any impact to area bicycle/pedestrian paths. A Traffic Impact Study is not required.

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Proposed signs and lighting:

Submitted plans show that an existing sign and scoreboard located in right and left field, respectively, are being relocated to the outside of the newly proposed fence. No additional lighting or signage is being proposed for the site. All existing signage must continue to comply with the requirements of the Rapid City Municipal Code.

The availability of public utilities and services;

The property is serviced by Rapid City water and sewer. Public Works staff has noted that a 16 inch City water main is currently located near the southwest corner of the field. Public Works staff has noted that the location of the water main must be verified prior to digging.

The Rapid City Fire Department staff has not noted any concerns with the proposed development. All provisions of the International Fire Code must be continually maintained.

The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein;

The Future Land Use Plan identifies the property as appropriate for parks and greenway. The baseball field improvements meet the objectives of the comprehensive plan and the purposes of the Ordinance.

The overall density, yard, height, and other requirements of the zone in which it is located;

All setbacks, building heights, landscaping, parking, and lot coverage appear to comply with the requirements of the Park Forest District and the Flood Hazard District. The property must continue to comply with all the provisions of the Park Forest District and the Flood Hazard District.

The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks, and orientation;

It is not anticipated that the proposed improvements will create an increase in the amount of noise, odor, smoke, dust, air, and water pollution.

The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on adjacent existing uses.

The existing baseball field is a part of the existing park amenities and does not appear to create an increase in the potential for noise, odor, smoke, dust, air, water pollution, or traffic from that which currently exists on the property.

This Conditional Use Permit is to allow the relocation and reconstruction of dugouts and relocation of fencing at an existing baseball field located in the Flood Hazard District. The proposed Conditional Use Permit meets all the requirements of the Rapid City Municipal Code and will provide improved City park facilities for use by Canyon Lake Little League.

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For these reasons, staff recommends that this Conditional Use Permit be approved with the stipulations noted above.

Notification Requirements: The notification letters have been returned to Community Planning for mailing. The sign has been picked up. However, as of this writing staff has not confirmed that the sign has been posted on the property. Staff will inform the Planning Commission at the October 23, 2014 Planning Commission meeting if this requirement has not been met. There have been no inquiries into the requested Conditional Use Permit.