

STAFF REPORT

November 22, 2000

UOR #00UR037 - Major Amendment to a Use On Review to allow public recreational structures, including: a softball field, an expanded parking lot, restrooms, a concession stand, a skateboard park, basketball courts, exercise stations, bike paths and lighting, as well as allowing transient amusement enterprises, including carnivals and festivals

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	UOR #00UR037 - Major Amendment to a Use On Review to allow public recreational structures, including: a softball field, an expanded parking lot, restrooms, a concession stand, a skateboard park, basketball courts, exercise stations, bike paths and lighting, as well as allowing transient amusement enterprises, including carnivals and festivals
LEGAL DESCRIPTION	Tract 24 of Rapid City Greenway Tracts, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 21.67 Acres
LOCATION	At the intersection of 3rd Street and New York Street
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 Sewer and Water
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Major Amendment to a Use On Review be continued to the **January 4, 2001** Planning Commission meeting to allow the petitioner to submit additional information and a revised site plan.

GENERAL COMMENTS: **The Planning Commission first considered this request at their October 26, 2000 meeting but continued action on the request to November 22, 2000 to**

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allow the petitioner to submit additional information and a revised site plan. This information has not yet been submitted and so Staff is recommending that this request again be continued to the January 4, 2001 Planning Commission meeting. In order to be considered at the January 4, 2001 meeting, all required information must be submitted no later than December 8, 2000. This request for a Major Amendment to a Use on Review to allow public recreational structures has been submitted by the Rapid City Public Works Department. The subject property is Tract 24 of the Rapid City Greenway Tracts located north of Rapid Creek, south of New York Street and east of Haines Avenue. The immediate impetus behind this Use on Review is the proposal to establish a public skate board park on the property. However, the master plan also proposes other future improvements including: a parking lot expansion, restroom/concessions building, basketball courts, softball field, exercise course, sidewalks, and relocated portions of the existing bike path.

STAFF REVIEW: Staff has reviewed the site plan submitted by the Public Works Department and has identified additional information which is needed in order to adequately review the proposal. This information is as follows:

- Grading Plan;
- Location of floodplain limits along the west side of the railroad embankment;
- Precise location of floodway zones;
- Location of sanitary sewer main which crosses the subject property (all structures must be kept at least fifteen feet back from the main);
- A specific parking lot plan showing all parking stalls, stall and aisle dimensions, and handicapped parking;
- A landscape plan shall be provided for the parking lot expansion complying with the provisions of the Landscape Ordinance; and,
- Information shall be submitted regarding usage policies of the skateboard park and the basketball courts. Information needs to be submitted as to whether these facilities will be fenced and gated. If the facilities are proposed to be fenced then information needs to be submitted as to whether the facilities will be locked or if they will be open at all times.

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Due to the number and nature of outstanding concerns, the Engineering Division has recommended that this Major Amendment to a Use on Review be continued to allow the petitioner to submit the additional information.