



# Rapid City Planning Commission

## Conditional Use Permit Project Report

May 10, 2018

Item #7

| Applicant Request(s)  |
|---|
| Case # 18UR003 – Major Amendment to a Conditional Use Permit to allow a structure in the Flood Hazard District. |
| Companion Case(s) # NA  |

| Development Review Team Recommendation(s)   |
|---|
| Staff recommends that the Major Amendment to a Conditional Use Permit to allow a structure in the Flood Hazard District be approved with stipulations noted below |

| Project Summary Brief  |
|--|
| <p>The applicant has submitted a Major Amendment to a Conditional Use Permit to allow a structure in the Flood Hazard District. In particular, the applicant is proposing to construct a 2,500 square foot building with a 112 square foot mechanical room to house the existing antique carousel located at Storybook Island. The building will have a height of 32 feet, 8 inches, be circular in shape and consist of concrete slab-on grade, stone and siding façade to match similar park structures, asphalt shingles and natural brown tone colors. The applicant has indicated that the carousel house will provide protection of the antique carousel from inclement weather and will allow Storybook Island to use the attraction during the holiday season. It is anticipated that construction will begin in the spring of 2018 and be completed by the fall of 2018.</p> <p>In 2015, the Planning Commission approved a Conditional Use Permit to allow the carousel to be located in the Flood Hazard District. Since a portion of the property is located in the 100 year federally designated floodplain, a Floodplain Development Permit was required for the carousel. In addition, a new Floodplain Development Permit will be required for the carousel house and mechanical room.</p> |

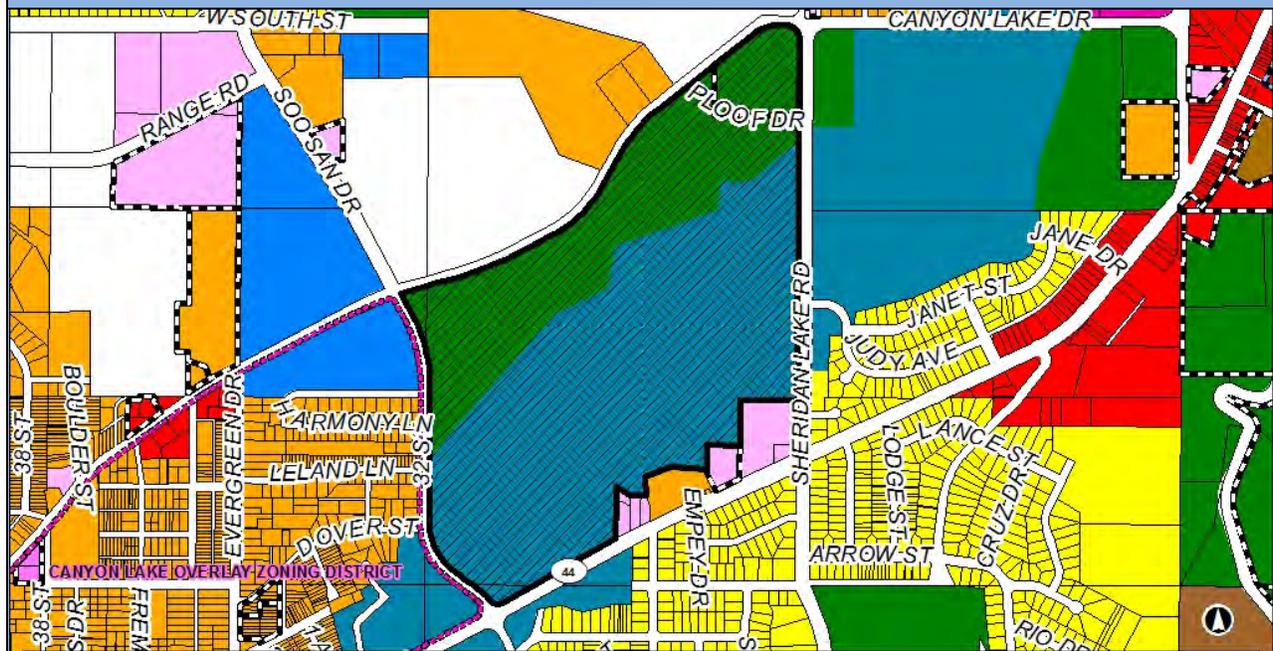
| Applicant Information                        | Development Review Team Contacts |
|--|----------------------------------|
| Applicant: Connie Lezotte - Storybook Island | Planner: Vicki L. Fisher         |
| Property Owner: City of Rapid City           | Engineer: Dan Kools              |
| Architect: NA                                | Fire District: Tim Behlings      |
| Engineer: KLJ                                | School District: NA              |
| Surveyor: KLJ                                | Water/Sewer: Dan Kools           |
| Other: NA                                    | DOT: Stacy Bartlett              |

| Subject Property Information |   |
|------------------------------|---|
| Address/Location             | 1301 Sheridan Lake Road   |
| Neighborhood                 | West Rapid  |
| Subdivision                  | Rapid City Greenway Tract   |
| Land Area                    | 145.61 acres  |
| Existing Buildings           | NA  |
| Topography                   | Property is relatively flat and portions are located in the Federally designated 100-year and 500-year Floodplain |
| Access                       | Sheridan Lake Road  |
| Water Provider               | Rapid City  |
| Sewer Provider               | Rapid City  |
| Electric/Gas Provider        | Black Hills Power / MDU   |
| Floodplain                   | Portions of the property are located in the Federally Designated 100-year floodplain                              |
| Other                        | NA  |

### Subject Property and Adjacent Property Designations

|                  | Existing Zoning | Comprehensive Plan | Existing Land Use(s)           |
|------------------|-----------------|--------------------|--------------------------------|
| Subject Property | FH              | PG                 | Storybook Island               |
| Adjacent North   | FH              | PG                 | Canyon Lake baseball fields    |
| Adjacent South   | OC              | EC                 | Office buildings               |
| Adjacent East    | FH / LDR        | PG                 | Void of structural development |
| Adjacent West    | FH              | PG                 | Disc-golf course               |

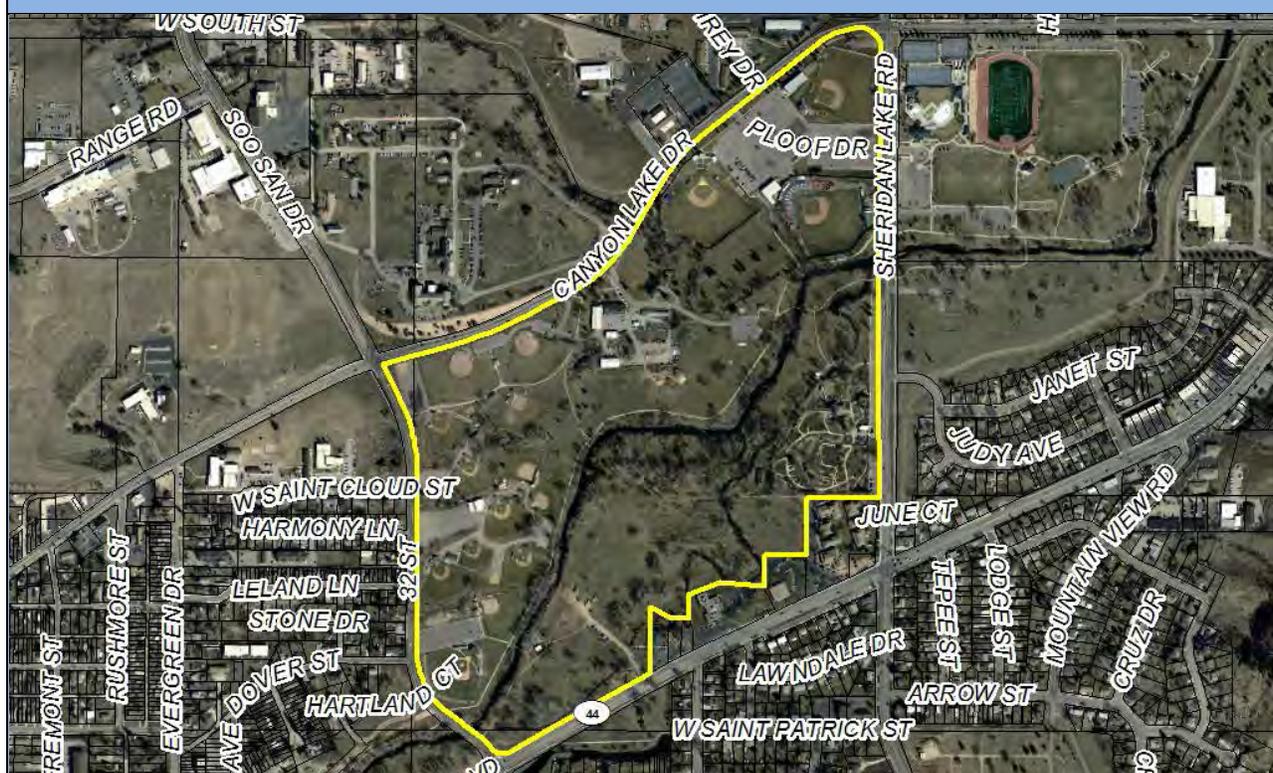
### Zoning Map



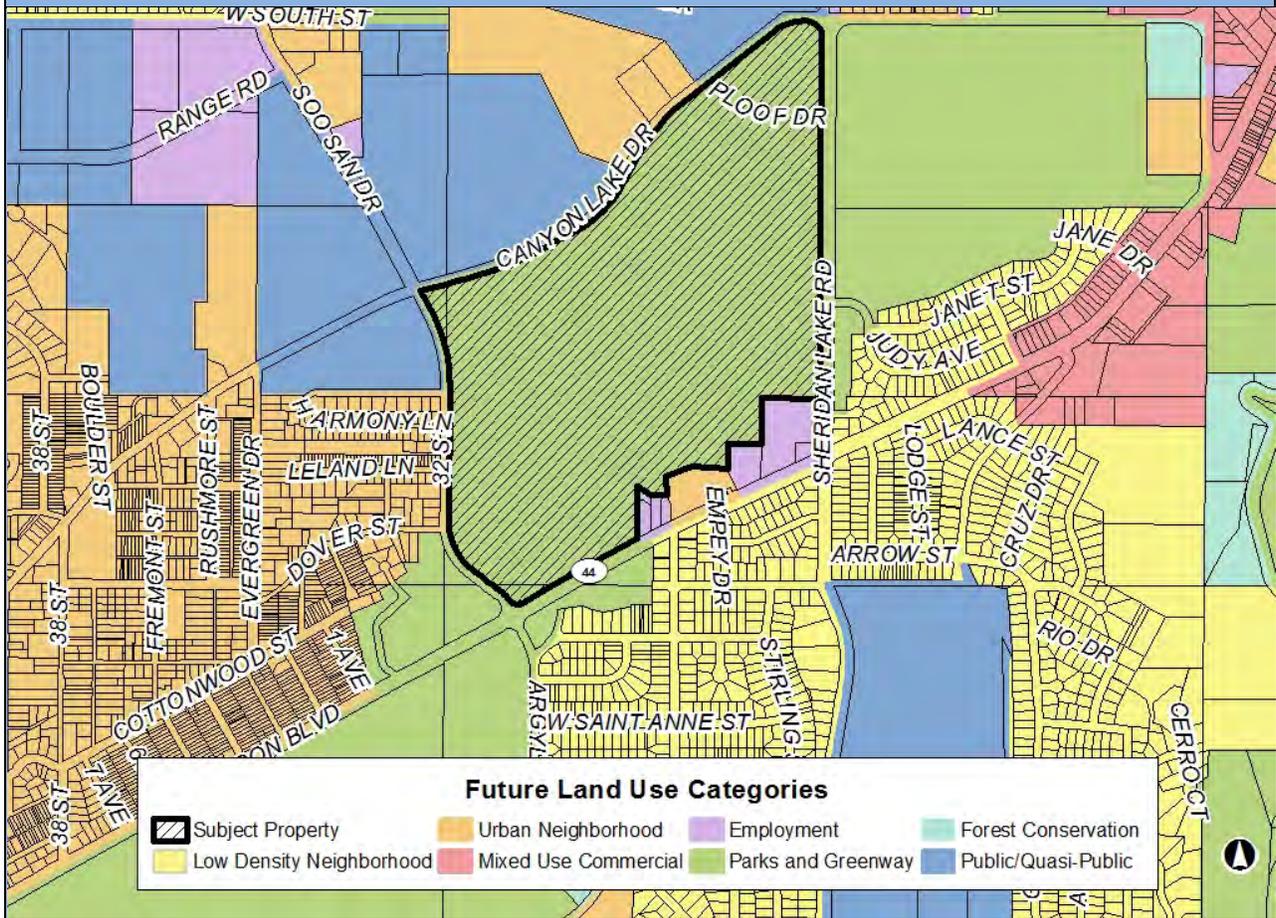
### Rapid City Zoning

- |                                 |                     |                           |                            |                         |             |
|---------------------------------|---------------------|---------------------------|----------------------------|-------------------------|-------------|
| Subject Property                | Planned Development | Flood Hazard              | High Density Residential   | Neighborhood Commercial | Public      |
| Planned Development Designation | General Agriculture | Low Density Residential-1 | Medium Density Residential | No Code                 | Park Forest |
| Overlay District                | General Commercial  | Low Density Residential-1 | Office Commercial          | Shopping Center-2       |             |

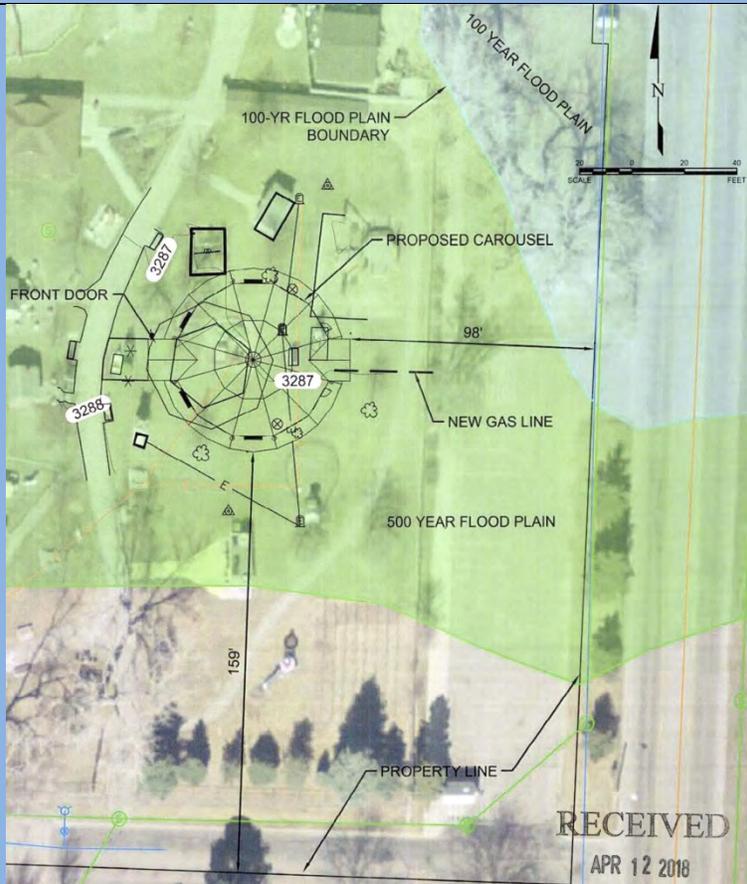
### Existing Land Uses



# Comprehensive Plan Future Land Use



# Site Plan



| <b>Relevant Case History</b>                |  |   |               |
|---|--|---|---------------|
| <b>Case/File#</b>                           | <b>Date</b>  | <b>Request</b>  | <b>Action</b> |
| UR754                                       | 5/4/87   | Conditional Use Permit for the expansion of Storybook Island    | Approved      |
| 15UR015                                     | 7/23/15  | Major Amendment to a Conditional Use Permit to allow a carousel | Approved      |
| <b>Relevant Zoning District Regulations</b> |  |   |               |
| <b>Flood Hazard District</b>                | <b>Required</b>  | <b>Proposed</b>   |               |
| Lot Area                                    | NA   | 145.61 acres  |               |
| Lot Frontage                                | NA   | 1,130 feet  |               |
| Maximum Building Heights                    | NA   | One story   |               |
| Maximum Density                             | NA   | NA  |               |
| Minimum Building Setback:                   |  |   |               |
| • Front                                     | NA   | 57 feet   |               |
| • Rear                                      | NA   | 187 feet  |               |
| • Side                                      | NA   | 57 feet   |               |
| • Street Side                               | NA   | NA  |               |
| Minimum Landscape Requirements:             |  |   |               |
| • # of landscape points                     | NA   | NA  |               |
| • # of landscape islands                    | NA   | Not proposing any expansion to the parking lot                  |               |
| Minimum Parking Requirements:               |  |   |               |
| • # of parking spaces                       | NA   | 159   |               |
| • # of ADA spaces                           | NA   | Four  |               |
| Signage                                     | Two square feet for every linear square foot of frontage | No new signage proposed   |               |
| Fencing                                     | NA   | No new fencing proposed   |               |

| <b>Planning Commission Criteria and Findings for Approval or Denial</b>   |   |
|---|---|
| <b>Pursuant to Section 17.54.030(E) of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow structures in the Flood Hazard District</b> |   |
| 1. The location, character and natural features of the property:  | Storybook Island is located on the west side of Sheridan Lake Road approximately 400 feet north of the intersection of Sheridan Lake Road and Jackson Boulevard. The property is relatively flat and portions of the property are located in the Federally designated 100-year and 500-year floodplain.                       |
| 2. The location, character and design of adjacent buildings:  | Storybook Island is located on a parcel of land owned by the City which is developed with baseball fields to the north and northwest and a disc-golf field to the west. Property on the east side of Sheridan Lake Road is void of structural development. Property to the south is developed with one and two-story offices. |
| 3. Proposed fencing, screening and landscaping:   | The applicant is not proposing any new landscaping or fencing. There is an existing fence around the Storybook Island facility.   |
| 4. Proposed vegetation, topography and natural drainage:  | Portions of the property are located in the Federally designated 100-year floodplain. As such, a Floodplain Development Permit must be obtained prior to issuance of a building permit. In particular, the structure must be constructed above the base flood elevation and be firmly anchored to prevent flotation.          |
| 5. Proposed pedestrian and  | Vehicular access is from Sheridan Lake Road. There is an  |

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|---|--|
| vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:                  | existing pedestrian pathway located on the west side of the parking lot.   |
| 6. Existing traffic and traffic to be generated by the proposed use:  | The carousel is accessory to the existing park. It does not appear that the carousel house will have a significant impact on existing traffic.   |
| 7. Proposed signs and lighting:   | The applicant is not proposing any new signage or lighting.  |
| 8. The availability of public utilities and services:   | The property is currently served by public utilities including Rapid City sewer and water. If any water and sewer services are needed for the proposed building, the services must be designed in conformance with the Infrastructure Design Criteria Manual and Standard Specifications and shown on the plans.                       |
| 9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:   | The City's Future Land Use Plan identifies the appropriate use of the property as Flood Hazard. A recreational facility is a conditional use in the Flood Hazard District.   |
| 10. The overall density, yard, height and other requirements of the zone in which it is located:  | The proposed carousel house and mechanical room appear to be designed in compliance with the land area requirements of the Flood Hazard District.  |
| 11. 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 does not appear that the proposed use will have a negative effect on noise, odor, smoke, dust, air, and water pollution. Upon submittal of a building permit, the roof drainage system must be shown on the plans demonstrating that the roof drainage is being designed to alleviate icing on the ground during winter conditions. |
| 12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:                                | As previously noted, a Floodplain Development Permit must be obtained prior to issuance of a building permit. In particular, the structure must be constructed above the base flood elevation and be firmly anchored to prevent flotation.   |

**Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial**  
**In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:**

| <b>Comprehensive Plan Conformance – Core Values Chapters</b>                        |  |
|---|--|
|  | <b>A Balanced Pattern of Growth</b>  |
|   | NA   |
|  | <b>A Vibrant, Livable Community</b>  |
| LC-6.1E   | <b>Cultural Assets:</b> The proposed carousel house and mechanical room are additions to Storybook Island which is identified as a cultural asset. |
|  | <b>A Safe, Healthy, Inclusive, and Skilled Community</b>   |
| SHIS-3.1B   | <b>Indoor and Outdoor Recreation:</b> Storybook Island is an existing outdoor recreational amenity geared towards young children.                  |
|  | <b>Efficient Transportation and Infrastructure Systems</b>   |

|   |  |
|---|--|
| TI-2.1A   | <b>Major Street Plan Integration:</b> The property is accessed from Sheridan Lake Road which is identified as a Principal Arterial Street on the City's Major Street Plan.                         |
|  | <b>Economic Stability and Growth</b>   |
|   | NA   |
|  | <b>Outstanding Recreational and Cultural Opportunities</b>   |
| RC-1.1A   | <b>Existing Park Maintenance and Enhancement:</b> The proposed carousel house is an addition to Storybook Island, an existing recreational amenity.  |
|  | <b>Responsive, Accessible, and Effective Governance</b>  |
| GOV-2.1A  | <b>Public Input Opportunities:</b> The requested Conditional Use Permit is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting. |

| <b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b> |  |
|---|--|
| <b>Future Land Use Plan Designation(s):</b>                             | <b>Parks and Greenway</b>  |
| <b>Design Standards:</b>  |  |
| NA  | Recreational facilities are identified as a primary use in the district. |

| <b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b> |  |
|--|--|
| <b>Neighborhood:</b>   | <b>West Rapid Neighborhood Area</b>  |
| <b>Neighborhood Goal/Policy:</b>   |  |
| WR-NA1.1F  | <b>Parks and Greenways:</b> Storybook Island is an existing park amenity. The proposed Major Amendment is for the addition of a carousel house and mechanical room |

| <b>Findings</b>  |  |
|--|--|
| Staff has reviewed the Major Amendment to a Conditional Use Permit to allow structures in the Flood Hazard District pursuant to Chapter 17.28 and Chapter 17.54.030(E) of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The applicant is proposing to add a carousel house and mechanical room to an existing recreational facility. The applicant is aware that a Floodplain Development Permit must be obtained prior to issuance of a building permit. |  |

| <b>Planning Commission Recommendation and Stipulations of Approval</b>   |   |
|--|---|
| Staff recommends that the Major Amendment to a Conditional Use Permit to allow additional structures in the Flood Hazard District be approved with the following stipulations: |   |
| 1.   | The Major Amendment to a Conditional Use Permit shall allow the proposed carousel house and mechanical room to be located in the Flood Hazard District. Any change in use that is a permitted use in the Flood Hazard District and in compliance with the Parking Ordinance shall require the review and approval of a Building Permit. Any change in use that is a Conditional Use in the Flood Hazard District shall require the review and approval of a Major Amendment to the Conditional Use Permit; and, |
| 2.   | Prior to issuance of a building permit, a Floodplain Development Permit shall be obtained. The structure shall be constructed above the base flood elevation and be firmly anchored to prevent flotation.   |



## Rapid City Community Planning & Development Services

### Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

| Applicant Request(s)                      |   |
|---|---|
| <b>Case # 18UR003</b>                     | Conditional Use Permit to allow additional structures to be located in the Flood Hazard District  |
| <b>Companion Case(s) #</b>                | NA  |
| <b>ADVISORIES: Please read carefully!</b> |   |
| 1.  | A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;   |
| 2.  | All provisions of the Flood Hazard District shall continually be met;   |
| 3.  | All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind; and, |
| 4.  | All applicable provisions of the adopted International Fire Code shall continually be met.  |