



# Rapid City Planning Commission

## Conditional Use Permit Project Report

February 6, 2020

<b>Item #4</b>
<b>Applicant Request(s)</b>
Case #20UR001 – Conditional Use Permit to allow a fire fighting training facility
Companion Case(s) # N/A

<b>Development Review Team Recommendation(s)</b>
Staff recommends approval of the Conditional Use Permit with the stipulation(s) noted below.

<b>Project Summary Brief</b>
The applicant has submitted a Conditional Use Permit to allow a fire fighting training facility. In particular, the Rapid City Fire Department is proposing this facility to train and educate firefighters, and practice in a modern rescue training facility. The facility will have two functions: administrative offices and maintenance, and fire and rescue training composed of training props and scenarios. The administrative offices and maintenance building will be a total of 27,500 square feet in size.

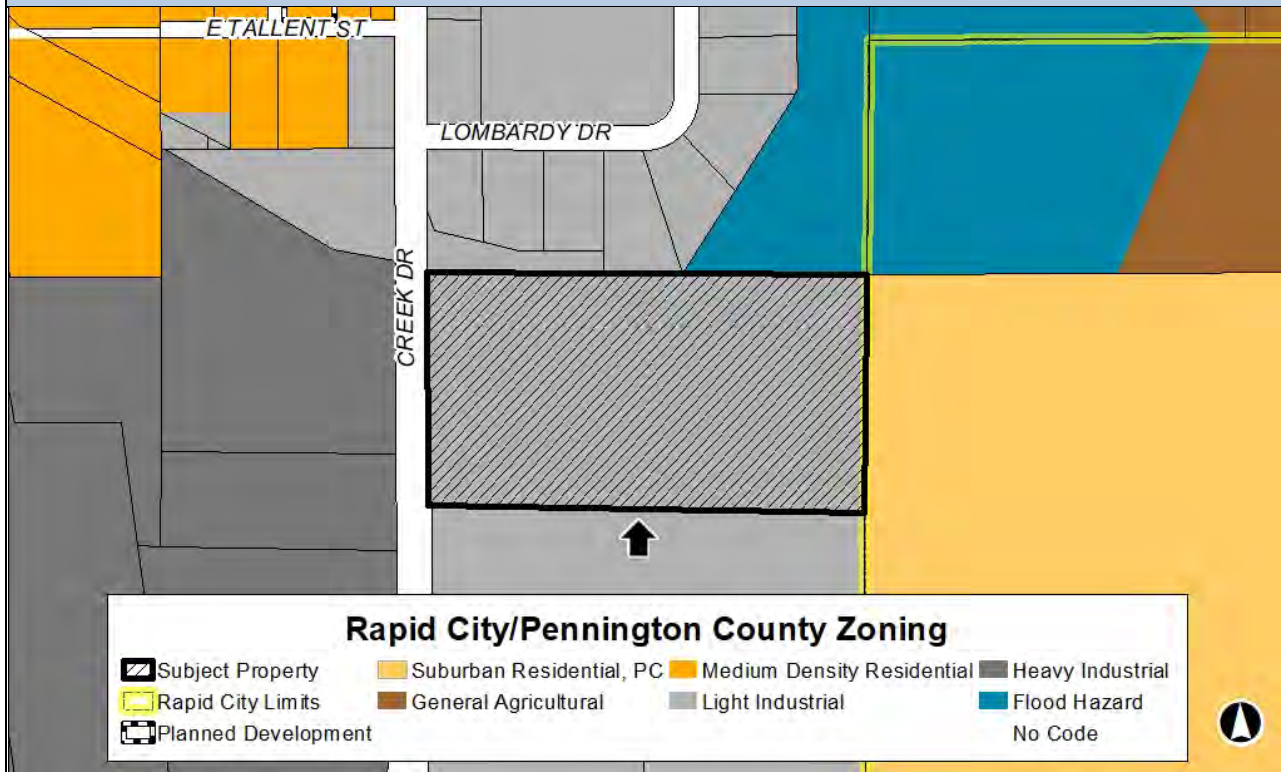
Applicant Information	Development Review Team Contacts
Applicant: Fire Chief Rod Seals	Planner: Fletcher Lacock
Property Owner: City of Rapid City	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: FMG Engineering	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 2,000 feet south of the intersection of Creek Drive and East Saint Patrick Street
Neighborhood	Southeast Connector Neighborhood Area
Subdivision	South Creek Industrial Park #2
Land Area	18.88 acres
Existing Buildings	Void of structural development
Topography	Drops in elevation from west to east approximately 16 feet
Access	Creek Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally Designated Floodway on east side of property

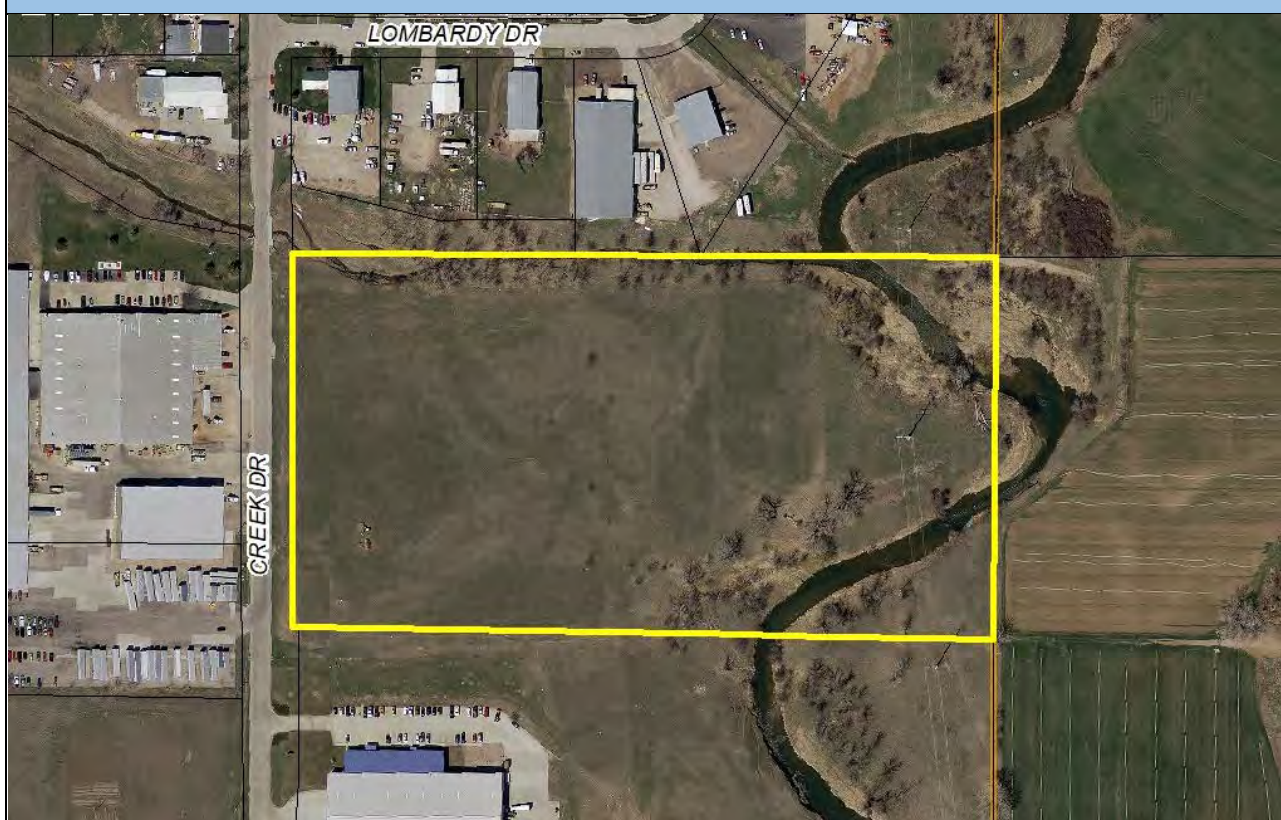
**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI	LI – Floodplain Conservation	Void of structural development
Adjacent North	LI and FH	LI – Floodplain Conservation	Industrial buildings
Adjacent South	LI	LI – Floodplain Conservation	Beverage distribution
Adjacent East	County - SRD	LDN–Floodplain Conservation	Void of structural development
Adjacent West	HI	HI	Perdue Woodworks

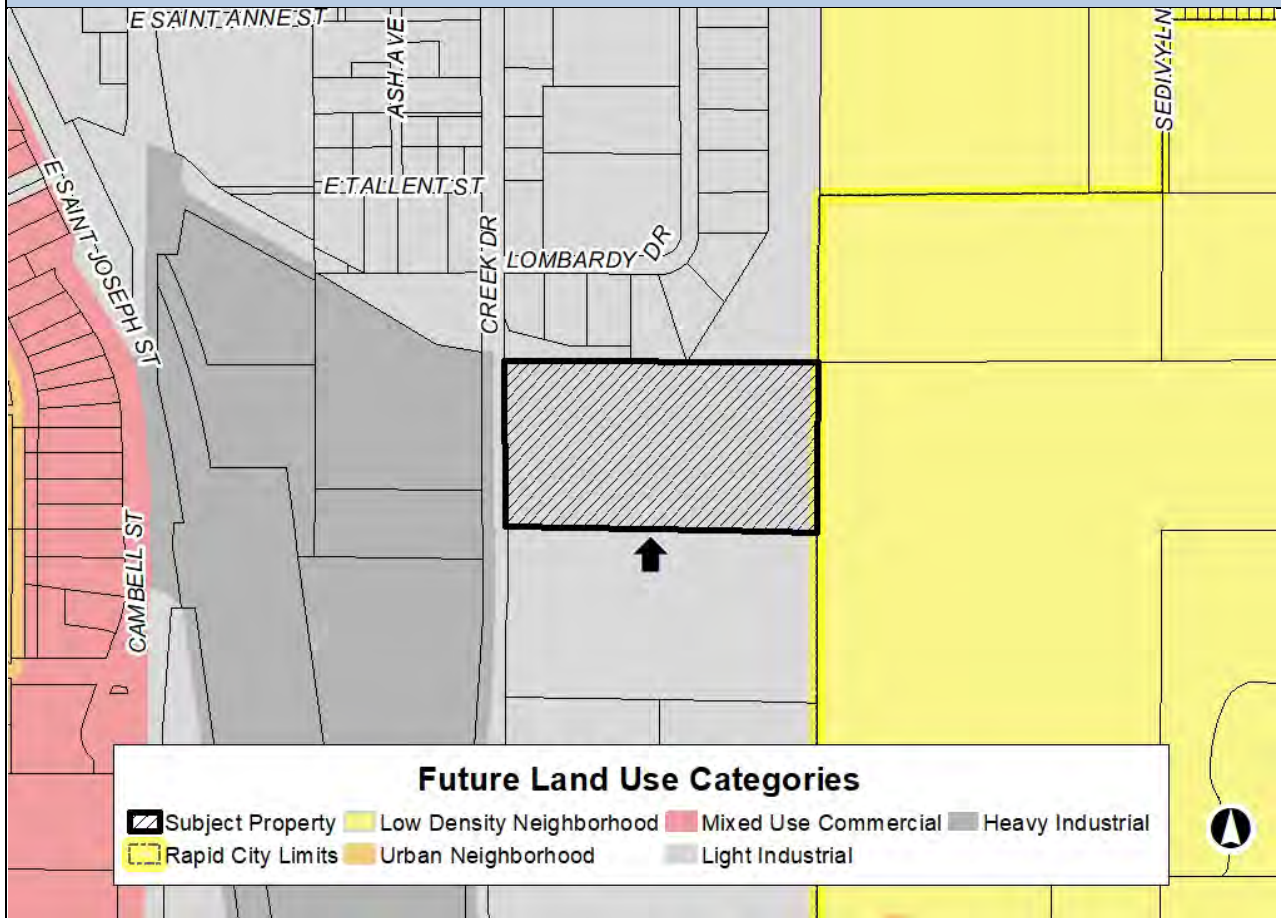
**Zoning Map**



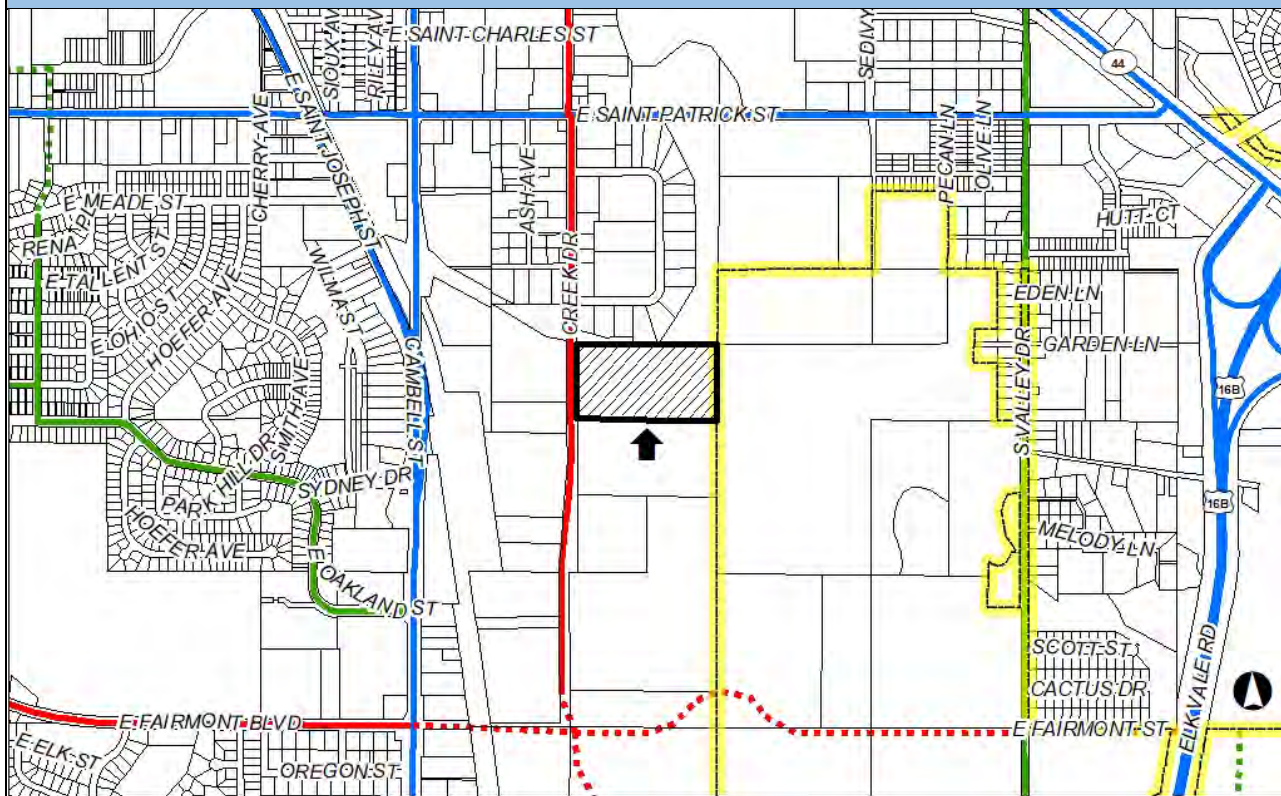
**Existing Land Uses**



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan





Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet	18.88 acres	
Lot Frontage	No minimum required	Approximately 650 feet	
Maximum Building Heights	4 story, 45 feet	4 stories	
Maximum Density	75%	4.7%	
Minimum Building Setback:			
• Front	25 feet	25 ft	
• Rear	25 feet	520 ft	
• Side	25 feet	25 ft	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	153,037	153,037	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	75	84	
• # of ADA spaces	3	4	
Signage	Per RCMC	None proposed: 11.1 Historic Review required for future signage	
Fencing	Per RCMC	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
<b>Pursuant to Section 17.54.030(E) of the Rapid City Municipal Code the Planning Commission shall consider the following criteria</b>	
1. The location, character and natural features of the property:	The property is approximately 18.88 acres in size and is located approximately 2,000 feet south of the intersection of Creek Drive and East Saint Patrick Street. The property is zoned Light Industrial District and is currently void of any structural development.
2. The location, character and design of adjacent buildings:	Surrounding properties are zoned Light Industrial District, Heavy Industrial District, Flood Hazard District, and County Suburban Residential District. Pepsi bottling is located to the south. Perdue Furniture is located to the west. Smaller industrial buildings are located to the north. It appears that the property to the east is used for sod farming.
3. Proposed fencing, screening and landscaping:	The applicant is proposing to construct a six-foot high chain link fence on the north, south, and west sides of the facility. Proposed landscaping is in compliance with the Landscape Ordinance.
4. Proposed vegetation, topography and natural drainage:	The west side of the property is located in the floodway. No development is proposed in that area. The applicant is aware that a Floodplain Development Permit must be obtained.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Vehicular access to the property will be from two approaches off of Creek Drive which is identified as a Minor Arterial Street on the City's Major Street Plan. The applicant is proposing to construct sidewalk along Creek Drive.
6. Existing traffic and traffic to be generated by the proposed use:	The proposed facility does not require that a Traffic Impact Study be submitted.

7. Proposed signs and lighting:	The applicant has stated that signage and lighting will be designed in compliance with the Zoning Ordinance.
8. The availability of public utilities and services:	The property is currently served by public utilities including Rapid City sewer and water.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned Light Industrial District. A vocational school is identified as a conditional use in the district.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The proposed structure appears to be in compliance with the area regulations of the Light Industrial 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:	The property is located in an existing industrial corridor of the City. It does appear that smoke may be a side effect of the training props. However, the large size of the lot and adjacent land uses should mitigate any negative impacts.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The stipulations of approval will ensure that the training facility is operated in compliance with the submitted operations plan and that any expansion of use will require a Major Amendment to the Conditional Use Permit.

<b>Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial</b>	
<b>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>	
<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	
<b>A Balanced Pattern of Growth</b>	
	N/A
	
<b>A Vibrant, Livable Community</b>	
LC-3.1C	Compatible Infill and Redevelopment: The property is located in an existing industrial corridor of the City. The proposed firefighting training facility appears to be appropriate in the area.
LC-6.2A	Air Quality: The applicant should be aware that the size of the proposed facility will require that an Air Quality Permit be obtained.
	
<b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
SHIS-2.1A	Limited Development in Risky Areas: The east side of the property is identified as a Federally designated Floodway. No development is proposed in this area. The applicant is aware that a Floodway Development Permit must be obtained since a portion of the property is located in the Federally designated Floodway.
	
<b>Efficient Transportation and Infrastructure Systems</b>	
TI-2.1A	Major Street Plan Integration: The property is adjacent to Creek Drive which is identified as a Minor Arterial Street on the City's Major Street Plan.
	
<b>Economic Stability and Growth</b>	
	N/A

	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<b>Public Input Opportunities:</b> The proposed Conditional Use Permit requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. 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>	Light Industrial and Future Parks
<b>Design Standards:</b>	
N/A	The proposed fire fighting training facility is a Conditional Use in the Light Industrial District.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Southeast Connector Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
N/A	The Southeast Connector Neighborhood Area identifies areas, such as the proposed property, which are intended to be developed with industrial uses.

<b>Findings</b>	
Staff has reviewed the Conditional Use Permit to allow a fire fighting training facility pursuant to Chapter 17.22, and Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed facility is identified as a conditional use in the Light Industrial District. The facility is intended to better support and prepare the City and regions fire fighters.	

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends that the Conditional Use Permit to allow a fire fighting training facility be approved with the following stipulation(s):	
1.	No Light Emitting Diode (LED) message centers are being approved as a part of this request. The inclusion or addition of any LED message centers shall require a Major Amendment to the Conditional Use Permit. All signage shall meet the requirements of the Rapid City Sign Code. A sign permit shall be obtained for each sign;
2.	The proposed fire fighter training facility shall operate in compliance with the submitted operations plan and all approved plans; and,
3.	The Conditional Use Permit shall allow a fire fighter training facility. Any expansion of the facility shall require a Major Amendment to the Conditional Use Permit. Permitted uses within the Light Industrial District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Conditional Use Permit.



## Rapid City Department of Community Development

### 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)	
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ADVISORIES: Please read carefully!	
1.	A building permit shall be obtained prior to any construction. A Certificate of Occupancy shall be obtained prior to use;
2.	All requirements of the currently adopted Building Code shall be met;
3.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
4.	ADA accessibility shall be maintained throughout the site as necessary;
5.	All parking shall be installed and maintained in compliance with the requirements of the Rapid City Parking Ordinance; and,
6.	All lighting shall be designed to preclude shining on adjacent properties and rights-of-ways, so as not to create a nuisance to neighboring properties and traffic.