



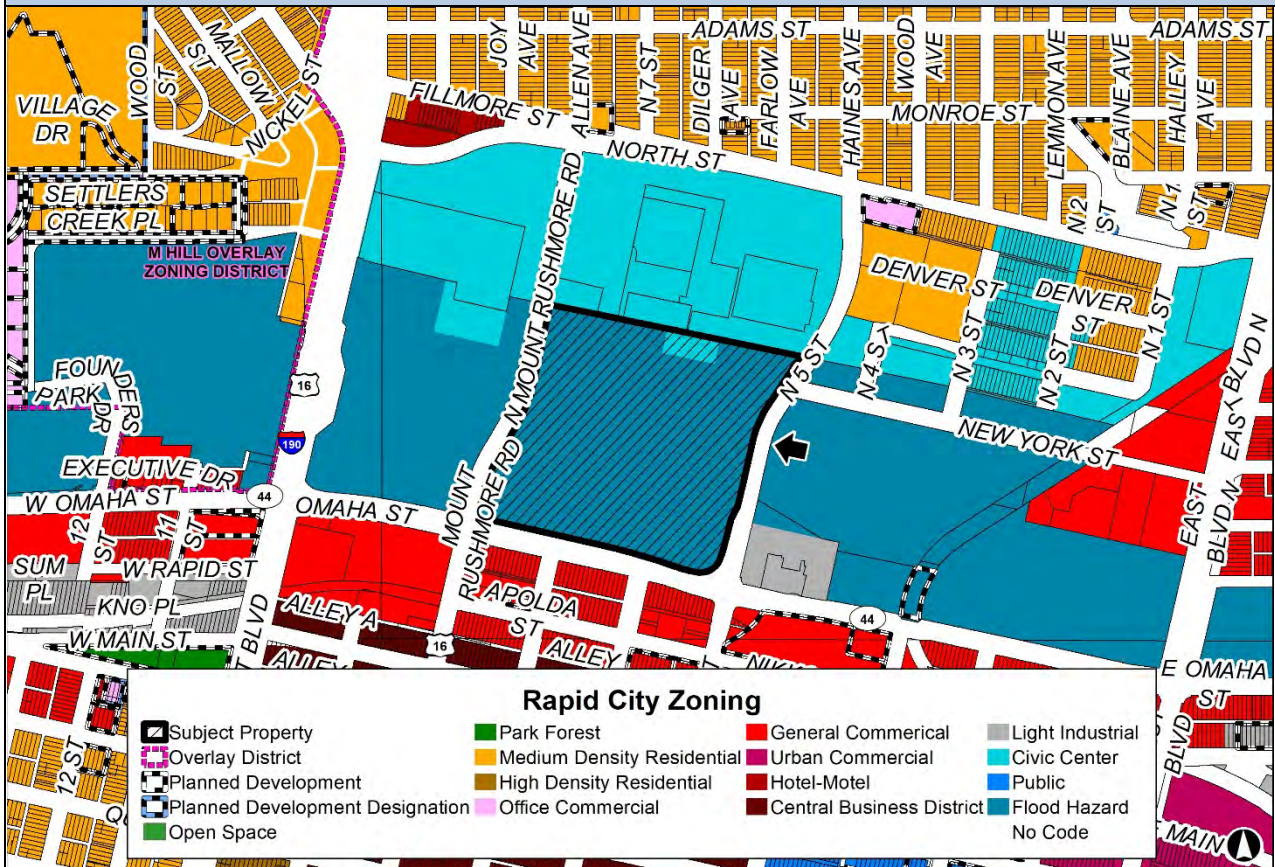
Rapid City Planning Commission

Conditional Use Permit Project Report

January 6, 2022

Item #7			
Applicant Request(s)			
Case #21UR052 – Conditional Use Permit to expand the Black Hills Veterans Memorial			
Development Review Team Recommendation(s)			
Staff recommends that the Conditional Use Permit to expand the Black Hills Veterans Memorial be approved with the stipulations as outlined below.			
Project Summary Brief			
<p>The applicant has submitted a Conditional Use Permit application to expand the Black Hills Veterans Memorial located at 610 Omaha Street in Memorial Park. There is currently an existing granite monument with a flag pole located on the property. The proposed expansion will add additional six granite slabs measuring 5 feet wide by 8 feet high, a granite monument measuring 3 feet wide by 6 feet tall, and eight additional flag poles for service flags representing military branches.</p> <p>The subject property is zoned Flood Hazard District and is adjacent to the 6th Street Promenade.</p>			
Applicant Information		Development Review Team Contacts	
Applicant: Black Hills War Monument Association		Planner: Kip Harrington	
Property Owner: City of Rapid City Parks		Engineer: Todd Peckosh	
Architect: Ed Manzano		Fire District: Tim Behlings	
Engineer: N/A		School District: Kumar Veluswamy	
Surveyor: N/A		Water/Sewer: N/A	
Other: N/A		DOT: Stacy Bartlett	
Subject Property Information			
Address/Location	610 Omaha Street		
Neighborhood	North Rapid Neighborhood Area		
Subdivision	Rapid City Greenway Tract		
Land Area	6,000 square feet		
Existing Buildings	N/A		
Topography	Flat		
Access	6 th Street Promenade		
Water Provider	City of Rapid City		
Sewer Provider	City of Rapid City		
Electric/Gas Provider	Black Hills Energy		
Floodplain	N/A		
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	FH	PG	Park
Adjacent North	FH	PG	Park
Adjacent South	FH	PG	Park
Adjacent East	FH	PG	Park
Adjacent West	FH	PG	Park

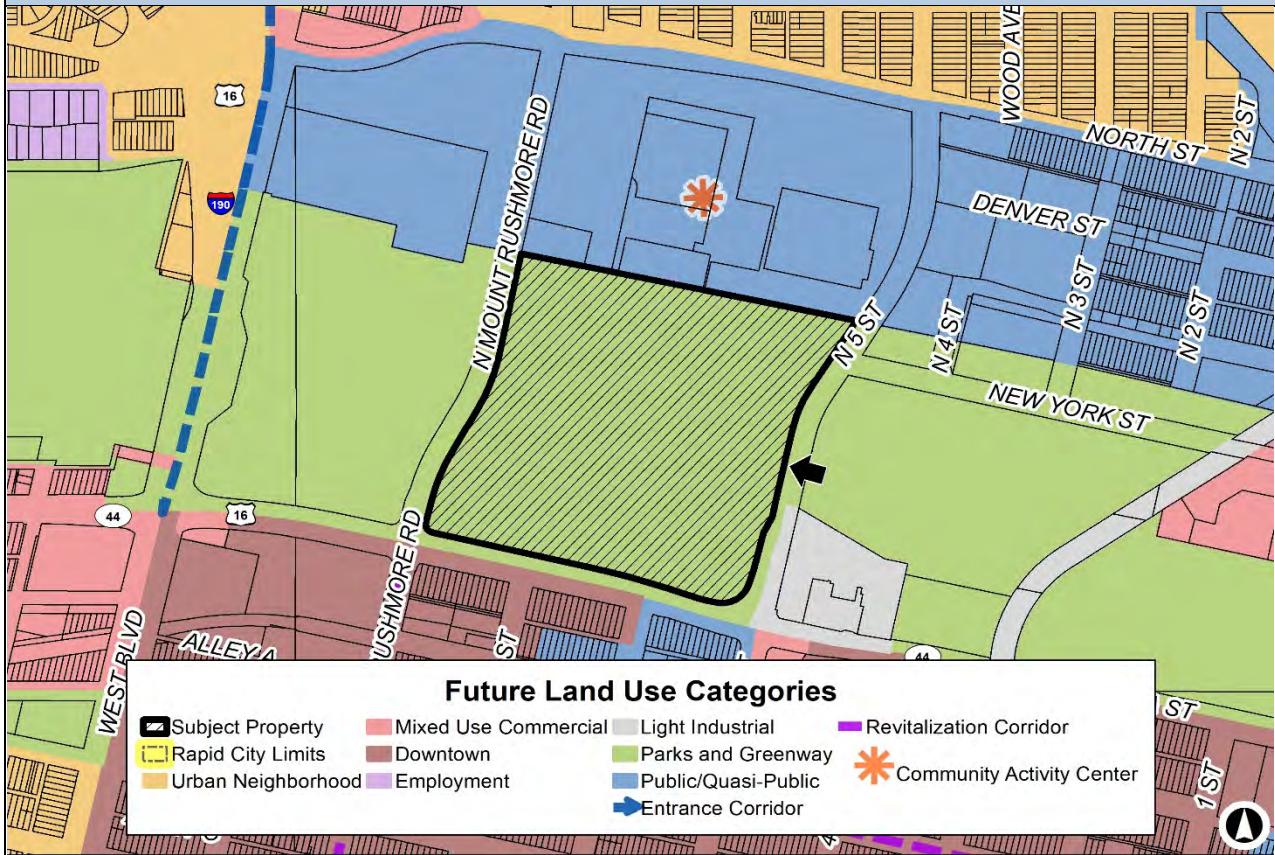
Zoning Map



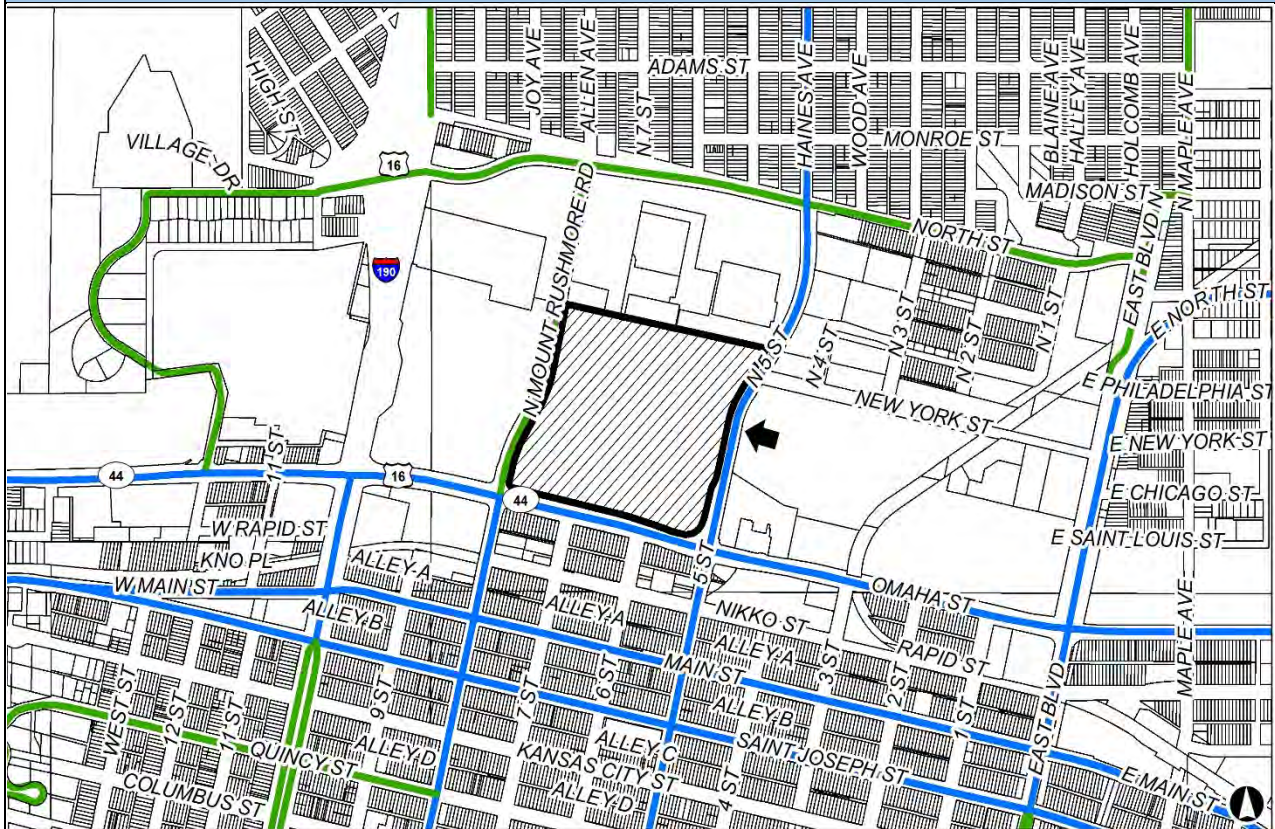
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan








Major Street Plan

- Subject Property
- Collector
- Principal arterial

Relevant Case History			
Case/File#	Date	Request	Action
Relevant Zoning District Regulations			
Flood Hazard District	Required	Proposed	
Lot Area	N/A	N/A	
Lot Frontage	N/A	N/A	
Maximum Building Heights	N/A	8 feet	
Maximum Density	N/A	N/A	
Minimum Building Setback:			
• Front	N/A	N/A	
• Rear	N/A	N/A	
• Side	N/A	N/A	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	As per Sign Code	As per Sign Code	
Fencing	N/A	N/A	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.54.030(E) of the Rapid City Municipal Code the Planning Commission shall consider the following criteria:	
1. The location, character and natural features of the property:	The proposed monument area is approximately 6,000 square feet in size and is located at 610 Omaha Street in Memorial Park, adjacent to the 6 th Street Promenade. The property is zoned Flood Hazard District and is currently developed with a granite monument with a flag pole.
2. The location, character and design of adjacent buildings:	The properties to the north, south, east, and west, are zoned Flood Hazard District and are all included in Memorial Park. There are no existing buildings in the vicinity of the proposed monument expansion.
3. Proposed fencing, screening and landscaping:	The applicant is not proposing any new fencing or screening. The existing landscaping will not be altered with the proposed monument expansion.
4. Proposed vegetation, topography and natural drainage:	The property is primarily flat. The proposed monument expansion will require a Floodplain Development Permit to ensure that there will be no adverse effects caused by the expansion.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	The existing monument is located adjacent to the 6 th Street Promenade in Memorial Park which provides pedestrian and bicycle access to the location.
6. Existing traffic and traffic to be generated by the proposed use:	No additional traffic generation is anticipated with the proposed monument expansion.
7. Proposed signs and lighting:	No signage or lighting is proposed as a part of the Conditional Use Permit application.

8. The availability of public utilities and services:	The property is currently served by public utilities including Rapid City sewer and water. A 12-inch storm drain pipe is located in the proposed area of expansion.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned Flood Hazard District and is identified as Parks and Greenway in the Comprehensive Plan. This future land use designation is intended to provide for the active and passive parks and recreational needs of the community.
10. The overall density, yard, height and other requirements of the zone in which it is located:	No additional enclosed structural development is being proposed. The existing and proposed development located on the property is in compliance with the overall density and height requirements of the Zoning Ordinance.
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:	No adverse effects are anticipated with the proposed monument expansion.
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 proposed monument expansion will not create any adverse impacts and that any expansion of use will require a Major Amendment to the Conditional Use Permit.

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:	
Comprehensive Plan Conformance – Core Values Chapters	
 A Balanced Pattern of Growth	
BPG-3.1A	Support a balanced mix of residential, commercial, employment, public uses, parks and green space throughout the community. The proposed monument expansion will enhance Memorial Park.
 A Vibrant, Livable Community	
LC-6.1E	Cultural Assets: This goal promotes historically and culturally significant resources that contribute to the community's unique identity and history and its marketability as a tourism destination. The proposed monument expansion will add to the historic and culture assets located in Memorial Park.
 A Safe, Healthy, Inclusive, and Skilled Community	
N/A	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.4E	Pedestrian Links to Activity Centers: The proposed monument expansion is located adjacent to the 6 th Street Promenade, which links the activity centers located in downtown and at The Monument event center.
 Economic Stability and Growth	
N/A	N/A



Outstanding Recreational and Cultural Opportunities

RC-3.2B	Activities and Events: The proposed monument expansion will support public art that celebrates the community’s culture and history to draw visitors and provide family-friendly options in Rapid City.
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Responsive, Accessible, and Effective Governance

GOV-2.1A	Public Input Opportunities: 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.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Parks/Greenway
Design Standards:	
N/A	N/A

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	North Rapid Neighborhood Area
Neighborhood Goal/Policy:	
NR-NA1.1E	Parks and Greenways: The proposed monument expansion will enhance Memorial Park.

Findings

Staff has reviewed the Conditional Use Permit to expand the Black Hills Veterans Memorial pursuant to Chapter 17.28, Chapter 17.50.030, and Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed monument expansion is in compliance with the Municipal Code and the Comprehensive Plan.

Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Conditional Use Permit be approved with the following stipulation(s):	
1.	Prior to issuance of a building permit a Floodplain Development Permit shall be required; and,
2.	Prior to issuance of a building permit, the applicant shall submit plans showing all utilities in the area and foundation details to demonstrate the proposed work will not impact existing utilities as storm sewer is in the vicinity of the proposed monument expansion.



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)	
Case # 21UR052	Conditional Use Permit to expand the Black Hills Veterans Memorial
Companion Case(s) #	
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, Mechanical and Electric Codes and the International Fire 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.