



Rapid City Planning Commission

Conditional Use Permit Project Report

May 4, 2017

Item #14
Applicant Request(s)
Case # 17UR007 – Conditional Use Permit to expand a Fire Station
Companion Case(s) # N/A

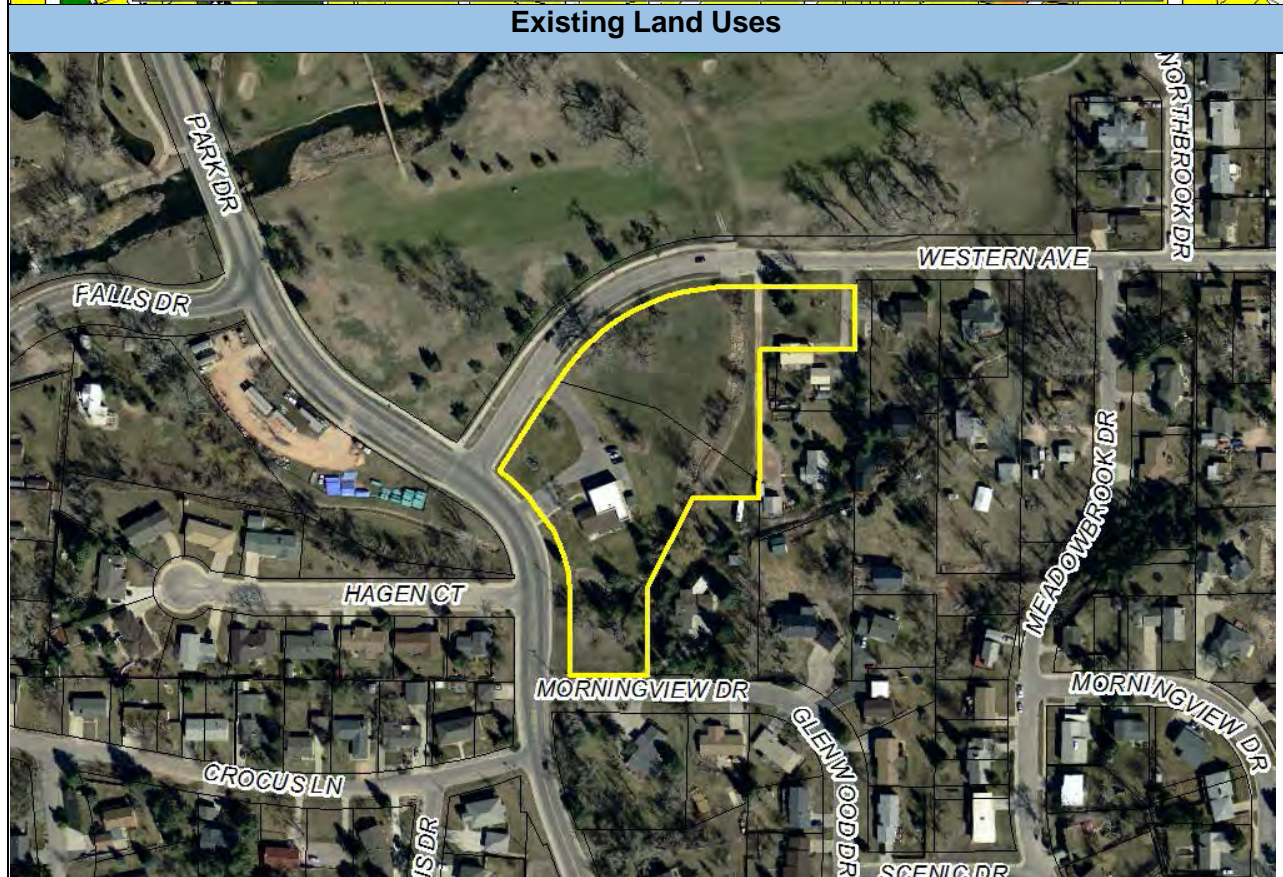
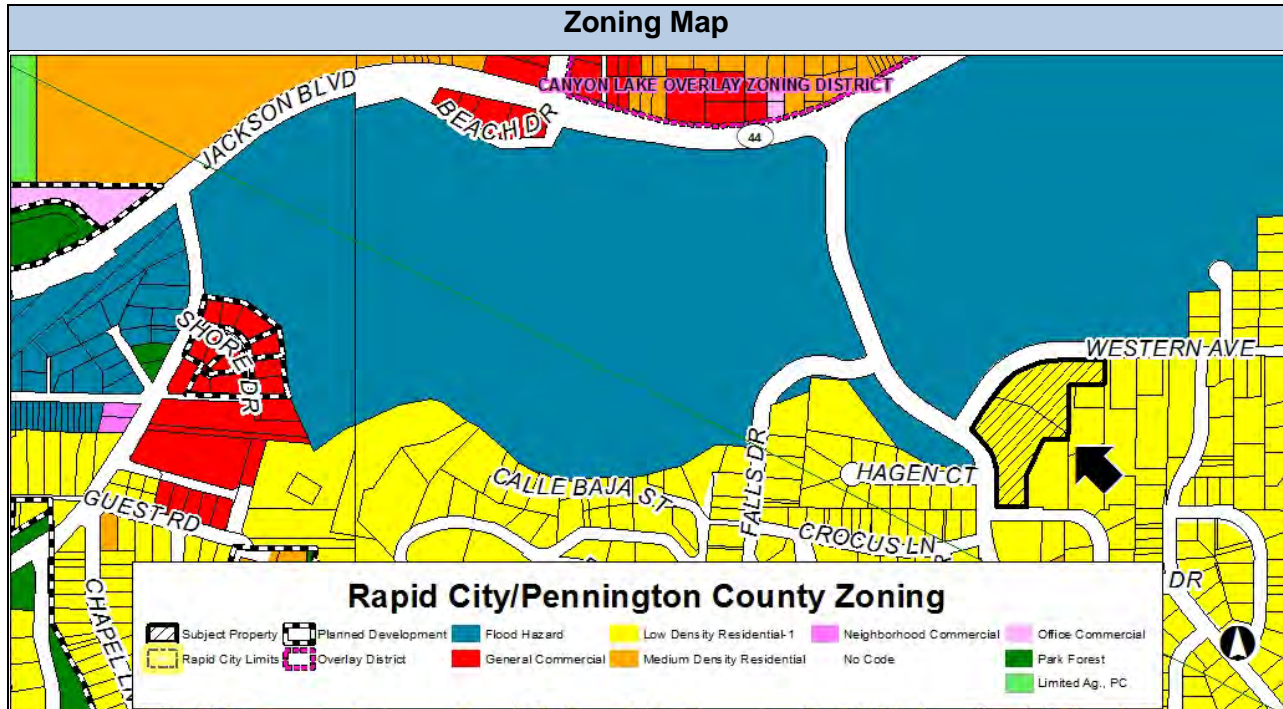
Development Review Team Recommendation(s)
The Development Review Team recommends that the Conditional Use Permit be approved with the stipulation(s) noted below

Project Summary Brief
The applicant has submitted a Conditional Use Permit to expand Fire Station #5. In particular, the applicant is proposing to construct a 1,496 square foot addition to Fire Station #5 to include new dorm rooms and a training/exercise room. The addition will provide six separate dorm rooms for firefighters. No increase in the number of personnel is proposed. The expansion provides the existing occupants to have single rooms and an expanded training area in keeping with modern standards.

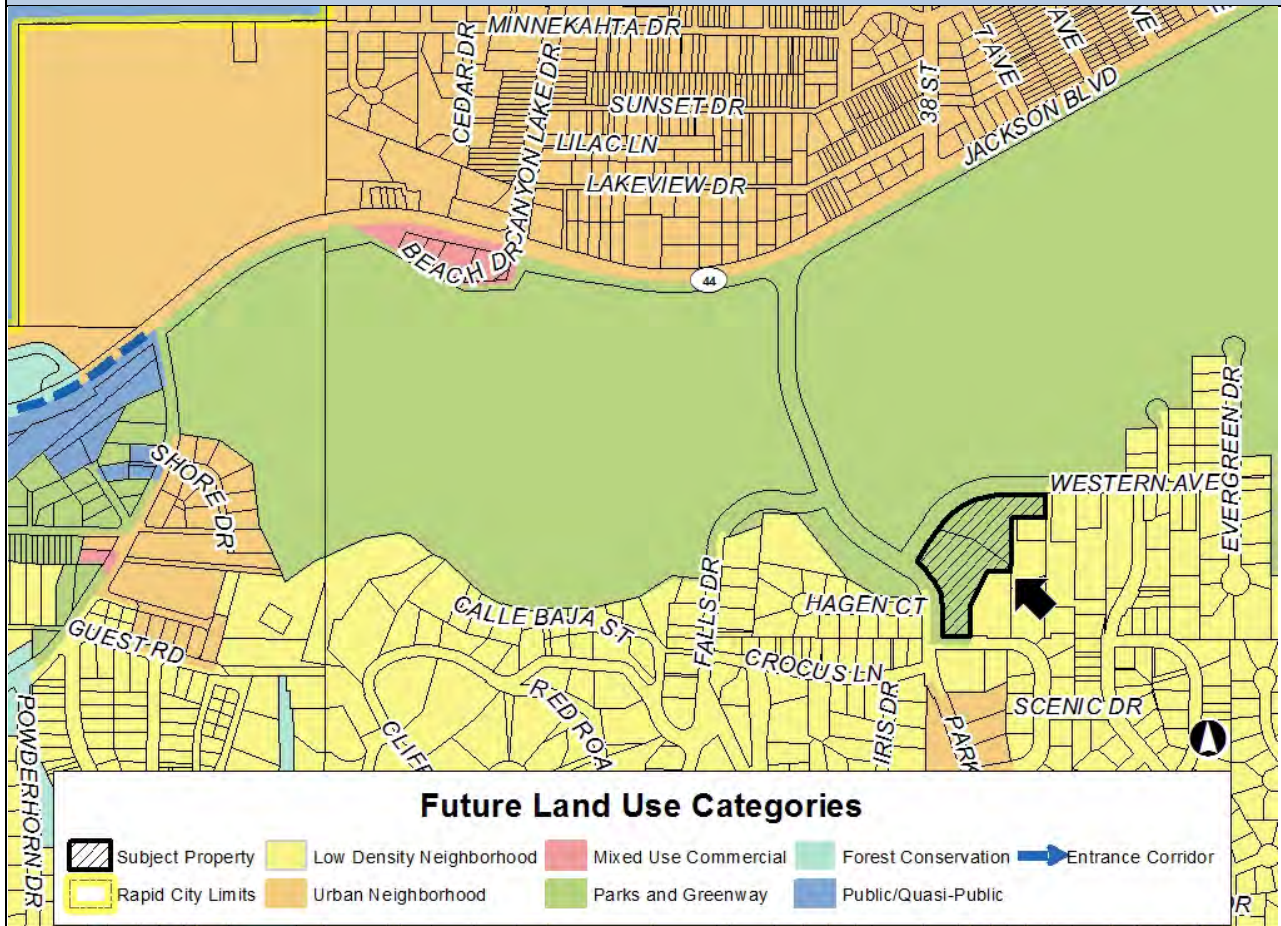
Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Fletcher Lacock
Property Owner: City of Rapid City	Engineer: Dan Kools
Architect: Upper Deck Architects	Fire District: Tim Behlings
Engineer: Fisk Land Surveying and Consulting Engineers, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2902 Park Drive
Neighborhood	Sheridan Lake Road
Subdivision	Rapid City Greenway Tract
Land Area	3.49 acres
Existing Buildings	Fire Station #5
Topography	Relatively flat
Access	Park Drive and Western Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 100-year floodplain and 500-year floodplain located on portions of the property

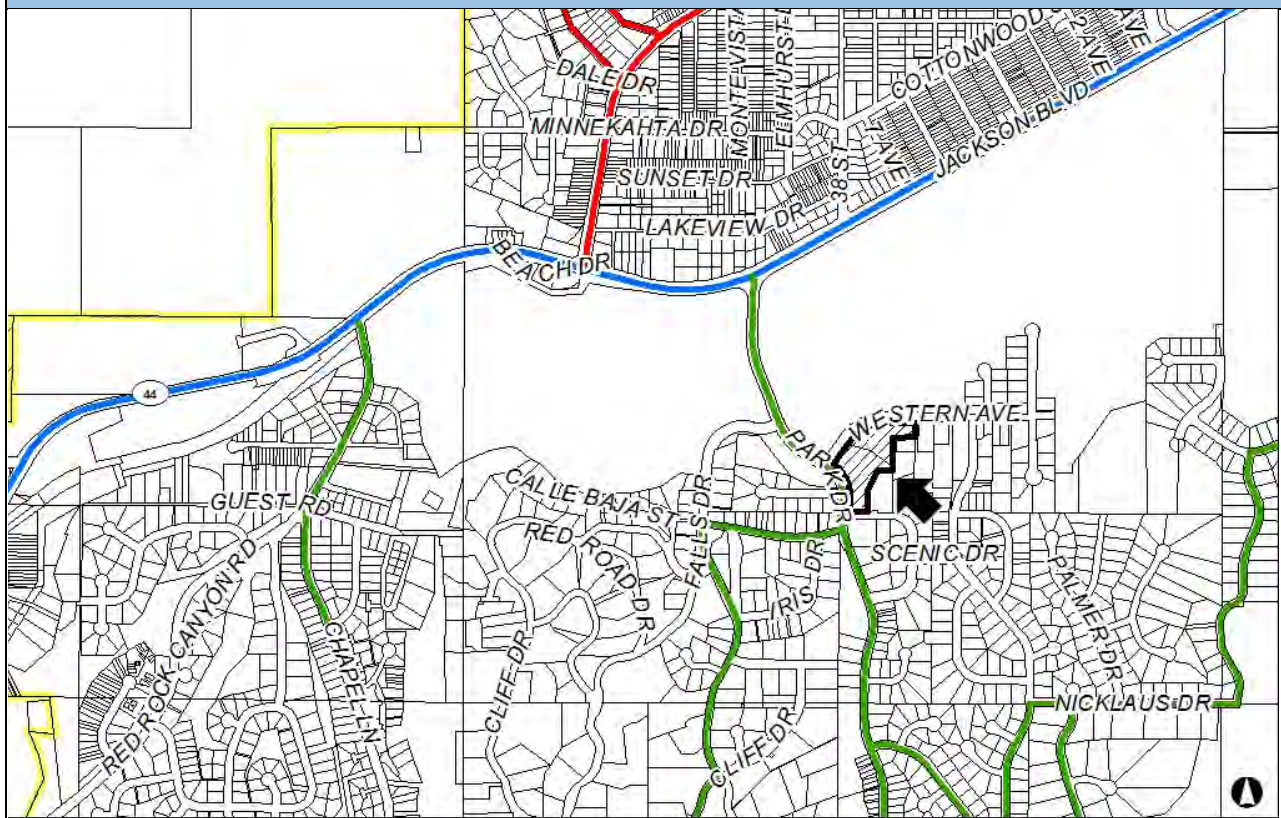
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR	PG	Fire Station #5
Adjacent North	LDR and FH	PG	Meadowbrook Golf Course
Adjacent South	LDR	LDN	Single-family dwellings
Adjacent East	LDR	LDN	Single-family dwellings
Adjacent West	FH	LDN	Single-family dwellings



Comprehensive Plan Future Land Use



Parks or Transportation Plan









Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
01RZ007	05/07/2001	Rezoning from Flood Hazard District to Low Density Residential District	Approved
01UR013	05/07/2001	Conditional Use Permit to allow a Fire Station	Approved
Relevant Zoning District Regulations			
Low Density Residential District	Required	Proposed	
Lot Area	N/A	3.49 acres	
Lot Frontage	25 feet	Approximately 1,170 feet	
Maximum Building Heights	2½ stories or 35 feet	18 feet	
Maximum Density	25%	6.6%	
Minimum Building Setback:			
• Front	35 feet	115 feet	
• Rear	25 feet	79 feet	
• Side	35 feet	N/A	
• Street Side	35 feet	Morningview Drive: 440 feet; Western Avenue: 265 feet	
Minimum Landscape Requirements:			
• # of landscape points	77,916	136,000	
• # of landscape islands	Zero	Zero	
Minimum Parking Requirements:			
• # of parking spaces	12	13	
• # of ADA spaces	1 ADA van accessible	1 ADA van accessible	
Signage	As per Sign Code	Existing 650 square foot ground sign	
Fencing	6 feet	None proposed	

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 for a request to allow a cellular communication tower	
1. The location, character and natural features of the property:	The property is located at 2902 Park Drive and is the location of Fire Station #5. The property is zoned Low Density Residential District which identifies a fire station as a conditional use.
2. The location, character and design of adjacent buildings:	Property to the north is zoned Flood Hazard District and is the location of Meadowbrook Golf Course. Properties to the south, east, and west are developed with single-family dwellings.
3. Proposed fencing, screening and landscaping:	The applicant is not proposing any new fencing or screening. A landscape plan submitted with the application demonstrates that the fire station is in compliance with the landscape ordinance. The adjacent lot to the north is dedicated for park use.
4. Proposed vegetation, topography and natural drainage:	The applicant should be 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 is from Park Drive and Western Avenue. Park Drive is identified as a Collector Street on the City's Major Street Plan. Sidewalk is located along Park Drive and Western Avenue. The applicant should be aware that upon submittal of a Building Permit, a revised site plan showing sidewalk along Morningview Drive must be submitted for review and approval or a Variance must be obtained to waive the requirement.
6. Existing traffic and traffic to be generated by the proposed use:	The proposed fire station addition should not have an impact on traffic.

7. Proposed signs and lighting:	There is an existing ground sign located on the property identifying Fire Station #5. The applicant is not proposing any new signage.
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 Low Density Residential District. A fire station is identified as a conditional use.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The proposed expansion is in compliance with the area regulations of the Low Density Residential 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:	There is noise associated with a fire station. The proposed expansion will not increase the amount of noise. The proposed expansion is for dorm rooms and a training area.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	As noted above, a Floodplain Development Permit will be required for the proposed expansion. The Conditional Use Permit (File# 01UR013) approved on May 7, 2001 stipulated that the trees located along the south and east property lines be maintained to provide a buffer between the fire station and adjacent residences. The trees must continue to be maintained as a buffer.

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
	N/A
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: The property abuts Park Drive which is identified as Collector Street on the City's Major Street Plan.
	Economic Stability and Growth
	N/A
	Outstanding Recreational and Cultural Opportunities
RC-1.1A	Existing Park Maintenance and Enhancement: Fire Station #5 is located on Lot A of Tract 3. Lot B of Tract 3 is identified as park land and cannot be developed.



Responsive, Accessible, and Effective Governance

GOV-2.1A	Public Input Opportunities: The proposed Conditional Use Permit requires that public notice be advertized 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 and Greenway
Design Standards:	
N/A	The fire station is an existing use on the property. The Conditional Use Permit is to allow the expansion of Fire Station #5 to include new dorm rooms and a training / exercise room. Lot B of Tract 3 is reserved for park use. The property abuts Meadowbrook Golf Course to the north and Canyon Lake Park to the west.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Sheridan Lake Road
Neighborhood Goal/Policy:	
N/A	The subject property is the location of Fire Station #5 which serves the southwest side of Rapid City.

Findings

Staff has reviewed the Conditional Use Permit to expand a Fire Station pursuant to Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed expansion of Fire Station #5 provides six individual dorm rooms and a training / exercise room. The applicant should be aware that the proposed expansion requires a Floodplain Development Permit. In addition, Lot B of Tract 3 is reserved exclusively for park land. The trees along the south and east property must be maintained as a buffer. The applicant should be aware that property line sidewalk must be provided along Morningview Drive as a part of a Building Permit application.	
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Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Conditional Use Permit to expand a Fire Station be approved with the following stipulation(s):	
1.	Upon submittal of a Building Permit, a revised site plan shall be submitted identifying property line sidewalk along Morningview Drive or a Variance shall be obtained;
2.	Prior to the start of construction, a Floodplain Development Permit shall be obtained;
3.	Lot B of Tract 3 shall be exclusively reserved for park land;
4.	The trees along the south and east property lines shall remain as a buffer and be maintained in a live vegetative state; and,
5.	The Conditional Use Permit shall allow the expansion of a fire station to include 6 dorm rooms and a training / exercise room. Any expansion to the conditional use shall be in compliance with Chapter 17.54.030 of the Rapid City Municipal Code. Permitted uses within the underlying zoning 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 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.*

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Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
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 requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	All requirements of the currently adopted Building Code shall be met;
4.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
5.	ADA accessibility shall be provided throughout the structure and site as necessary;
6.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Initial Planned Development Overlay or a subsequent Final Planned Development Overlay;
7.	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,
8.	All applicable provisions of the adopted International Fire Code shall continually be met.