



# Rapid City Planning Commission

## Conditional Use Permit Project Report

December 7, 2017

<b>Item #2</b>
<b>Applicant Request(s)</b>
Case # 17UR024 – Major Amendment to a Conditional Use Permit to allow a structure in the Flood Hazard District
Companion Case(s) # N/A

<b>Development Review Team Recommendation(s)</b>
<b>The Development Review Team recommends that the Conditional Use Permit be approved with the stipulations noted below.</b>

<b>Project Summary Brief</b>
The applicant has requested a Conditional Use Permit to allow a structure in the Flood Hazard District. In particular, the applicant is proposing to construct a bathroom facility at the Meadowbrook Golf Course measuring 900 square feet in size. The bathroom facility will be located adjacent to the driving range and will replace existing portable restrooms located at the golf course. The golf course is a permitted use in the Flood Hazard District. A structure is identified as a conditional use.

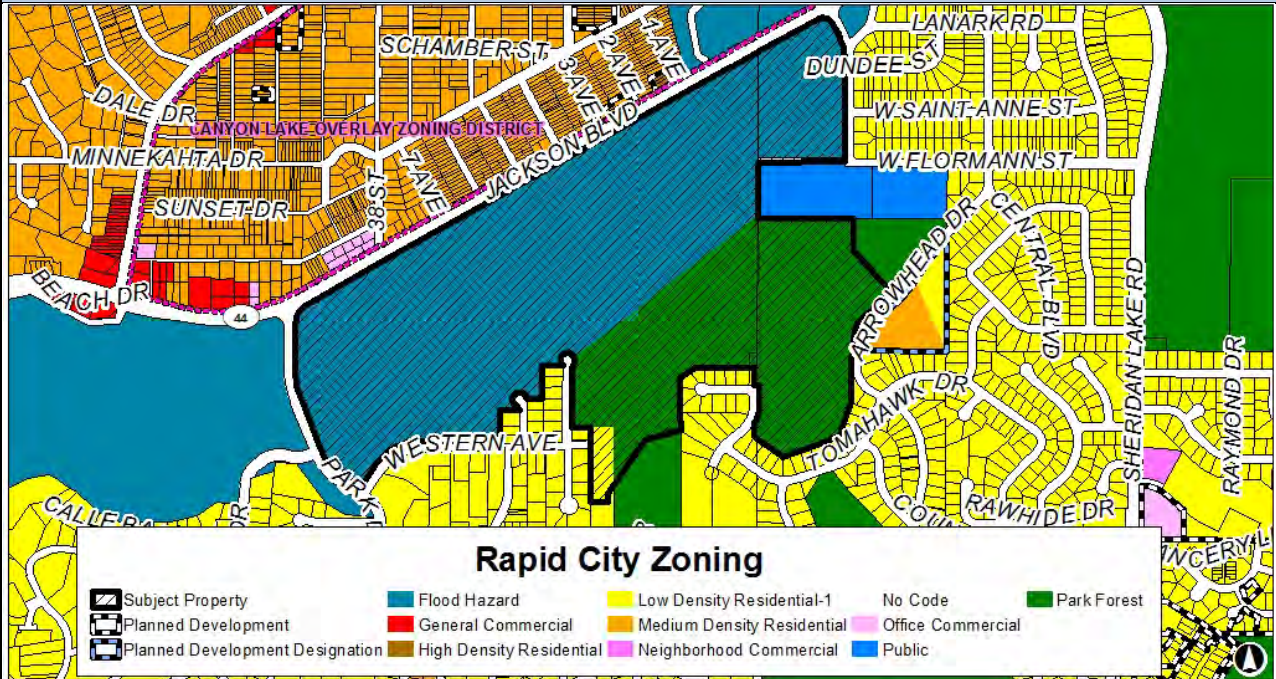
Development Review Team Contacts	
Applicant: City of Rapid City	Planner: Fletcher Lacock
Property Owner: City of Rapid City	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2331 Arrowhead Drive
Neighborhood	Sheridan Lake Road Neighborhood Area
Subdivision	Rapid City Greenway Tract
Land Area	165.65 acres
Existing Buildings	Meadowbrook Golf Course / clubhouse
Topography	The golf course rises in elevation from south to north
Access	Jackson Boulevard and Arrowhead Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally designated 100-year floodplain

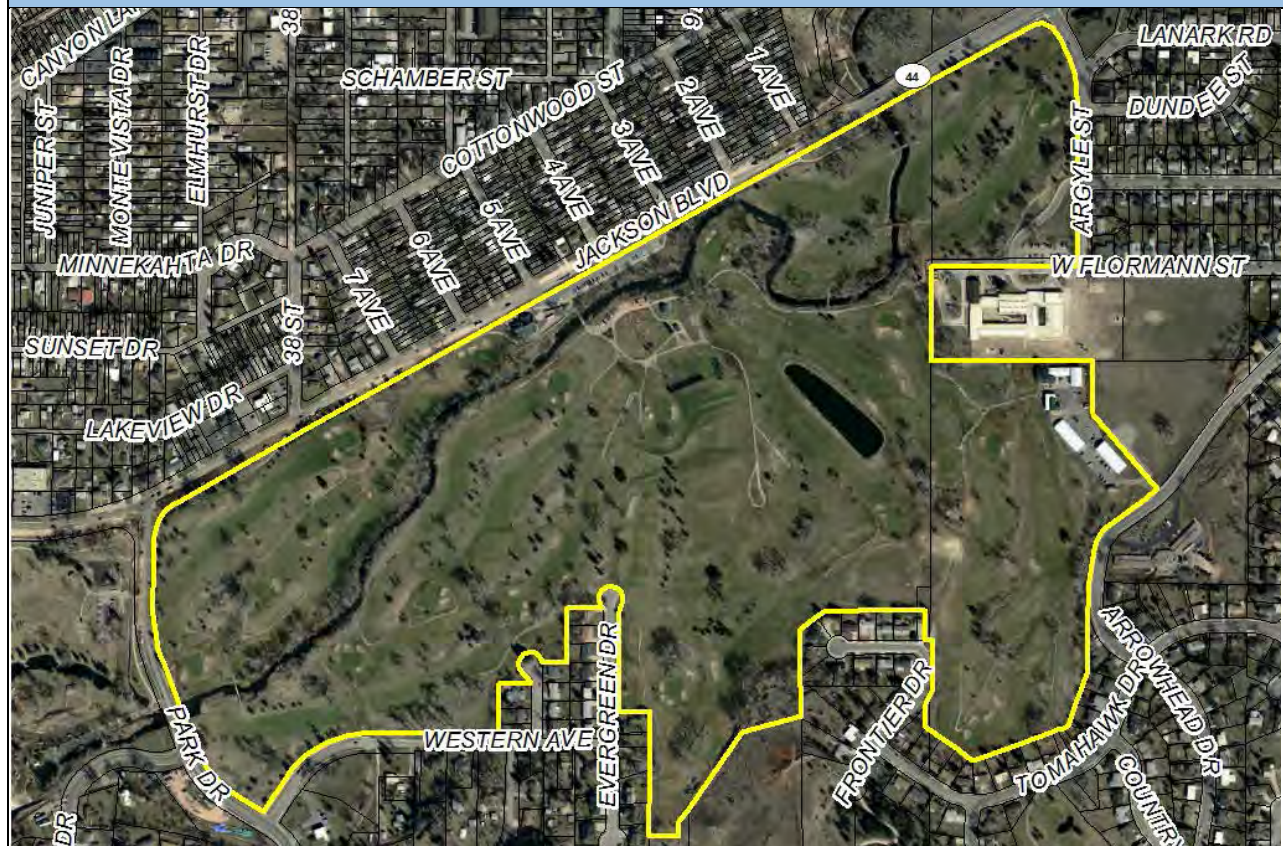
### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	FH and PF	PG	Meadowbrook Golf Course
Adjacent North	MDR / Canyon Lake Overlay	UN	Single-family dwellings
Adjacent South	LDR	LDN	Single-family dwellings
Adjacent East	P and LDR	P/QP and LDN	Meadowbrook Elementary School and Single-family dwellings
Adjacent West	FH	PG	Canyon Lake Park

### Zoning Map

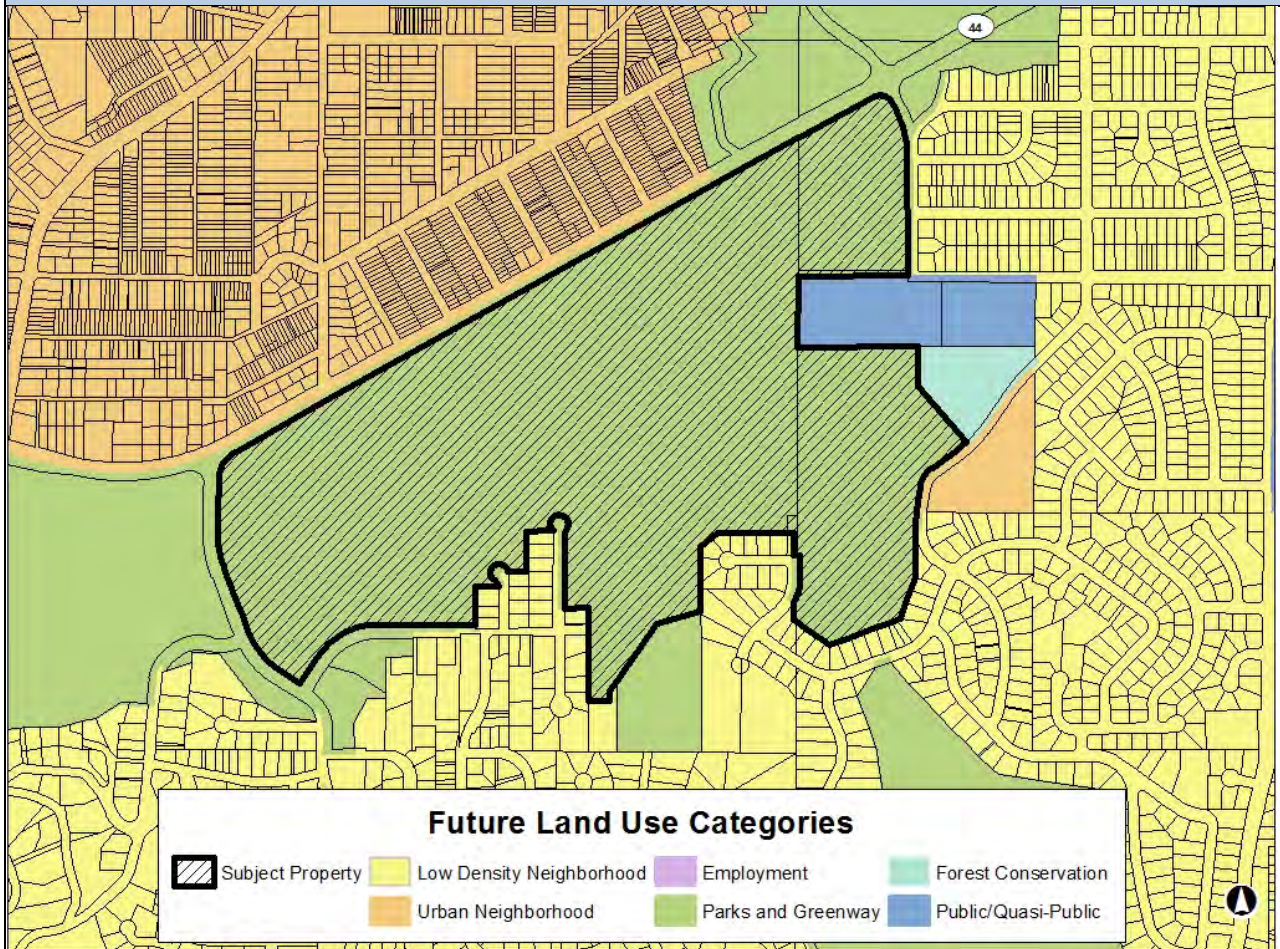


### Existing Land Uses

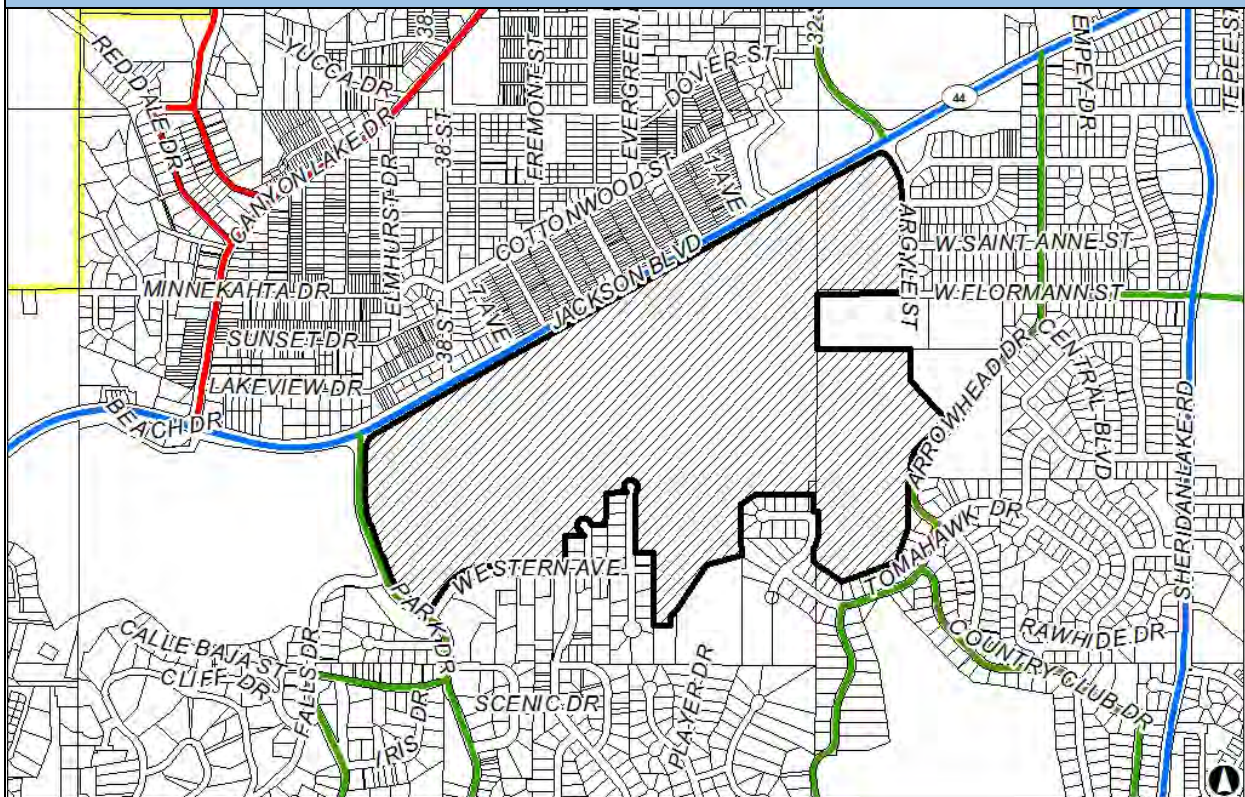




## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



## Major Street Plan





<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
01UR017	05/07/2001	Major Amendment to a Conditional Use Permit for Meadowbrook Golf Course, including clubhouse replacement, maintenance building expansion and permanent restroom facilities	City Council approved
<b>Relevant Zoning District Regulations</b>			
<b>Flood Hazard District</b>		<b>Required</b>	<b>Proposed</b>
Lot Area		N/A	165.65 acres
Lot Frontage		N/A	4,250 feet
Maximum Building Heights		N/A	One-story
Maximum Density		N/A	1%
Minimum Building Setback:			
• Front		N/A	650 feet
• Rear		N/A	950 feet
• Side		N/A	838 feet
• Street Side		N/A	2,600 feet
Minimum Landscape Requirements:			
• # of landscape points		N/A	N/A
• # of landscape islands		N/A	0
Minimum Parking Requirements:			
• # of parking spaces		N/A	168
• # of ADA spaces		N/A	6
Signage		Pursuant to RCMC	No new signage proposed
Fencing		Pursuant to RCMC	None proposed







<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>Pursuant to Section 17.28.030 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow a structure in the Flood Hazard District</b>	
1. The location, character and natural features of the property:	Meadowbrook Golf Course is located east of the intersection of Jackson Boulevard and Park Drive. The property is developed with a golf course, clubhouse, maintenance facilities, and parking.
2. The location, character and design of adjacent buildings:	Properties to the north and south are developed with single-family dwellings. Properties to the east are developed with single-family dwellings and Meadowbrook Elementary School. Property to the west is the location of Canyon Lake Park.
3. Proposed fencing, screening and landscaping:	No fencing, screening, or landscaping is being proposed with the addition of the bathroom facility.
4. Proposed vegetation, topography and natural drainage:	The location of the proposed bathroom facility is in the Federally designated 100-year floodplain. A Floodplain Development Permit must be obtained prior to issuance of a Building Permit.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	The property is the location of the Meadowbrook Golf Course. Vehicular and pedestrian access to the property is from Jackson Boulevard. There is also vehicular access from Arrowhead Drive.
6. Existing traffic and traffic to be generated by the proposed use:	The proposed bathroom facility replaces existing portable restrooms and will not increase traffic to the site.
7. Proposed signs and lighting:	The applicant is not proposing any signage. Building lighting will be located above entrances to the structure.

8. The availability of public utilities and services:	The property is currently served by Rapid City water and sewer.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned Flood Hazard District. A golf course is identified as a permitted use. The addition of structures requires a Conditional Use Permit.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The proposed bathroom facility will comply with all land area regulations 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.
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 a Floodplain Development Permit is obtained prior to issuance of a Building 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**

	<b>A Balanced Pattern of Growth</b>
	N/A
	<b>A Vibrant, Livable Community</b>
LC-3.2A	<b>Park and Facility Maintenance:</b> The proposed bathroom facility will replace existing portable restrooms located at the golf course. The bathrooms support the goal of investing in park maintenance.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
SHIS-2.1A	<b>Limited Development in Risky Areas:</b> Meadowbrook Golf Course is developed along Rapid Creek which is a Federally designated floodway. The location of the proposed bathroom facility is in the Federally designated 100-year floodplain requiring that a Floodplain Development Permit be obtained prior to issuance of a Building Permit.
	<b>Efficient Transportation and Infrastructure Systems</b>
TI-2.1A	<b>Major Street Plan Integration:</b> Jackson Boulevard is identified as a Principal Arterial Street on the City's Major Street Plan.
	<b>Economic Stability and Growth</b>
	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
RC-1.1A	<b>Existing Park Maintenance and Enhancement:</b> The proposed bathroom facility is an enhancement to the Meadowbrook Golf Course and will replace existing portable restrooms.



## Responsive, Accessible, and Effective Governance

GOV-2.1A	<b>Public Input Opportunities:</b> 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

<b>Future Land Use Plan Designation(s):</b>	<b>Parks and Greenway</b>
<b>Design Standards:</b>	
N/A	The property is the location of the Meadowbrook Golf Course. Recreational facilities are identified as a primary use in the Parks and Greenway designation. Structures are identified as a conditional use in the Flood Hazard District.

### Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

<b>Neighborhood:</b>	<b>Sheridan Lake Road Neighborhood Area</b>
<b>Neighborhood Goal/Policy:</b>	
SLR-NA1.1D	<b>Regional Recreation:</b> The proposed bathroom facility supports the enhancement of the Meadowbrook Golf Course.
<b>Findings</b>	
Staff has reviewed the Major Amendment to a Conditional Use Permit to allow a structure in the Flood Hazard District pursuant to Chapter 17.28 and Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed bathroom facility supports the enhancement of park and recreational facilities in the City. A Floodplain Development Permit is required prior to issuance of a Building Permit.	

### Planning Commission Recommendation and Stipulations of Approval

Staff recommends that the Major Amendment to a Conditional Use Permit to allow a structure in the Flood Hazard District be approved with the following stipulations:	
1.	Prior to issuance of a Building Permit, a Floodplain Development Permit shall be obtained;
2.	Any proposed signage shall meet the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Major Amendment to a Conditional Use Permit. The addition of electronic or LED signage shall require a Major Amendment to the Conditional Use Permit. A sign permit is required for all signs; and,
3.	The Major Amendment to a Conditional Use Permit shall allow for a bathroom facility to be constructed on the property. Any expansion of the use shall require a Major Amendment to the Conditional Use Permit. Any change in use that is a permitted use in the Flood Hazard District in compliance with the Parking Ordinance shall require 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.



# 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.*

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<b>Companion Case(s) #</b>	N/A
<b>ADVISORIES: Please read carefully!</b>	
1.	A Building Permit shall be obtained prior to any structural construction or initiation of use 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.	ADA accessibility shall be provided throughout the structure and site as necessary;
5.	All provisions of the underlying zoning districts shall be met;
6.	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,
7.	All applicable provisions of the adopted International Fire Code shall continually be met.