



Rapid City Planning Commission

Final Planned Development Overlay Project Report

February 22, 2018

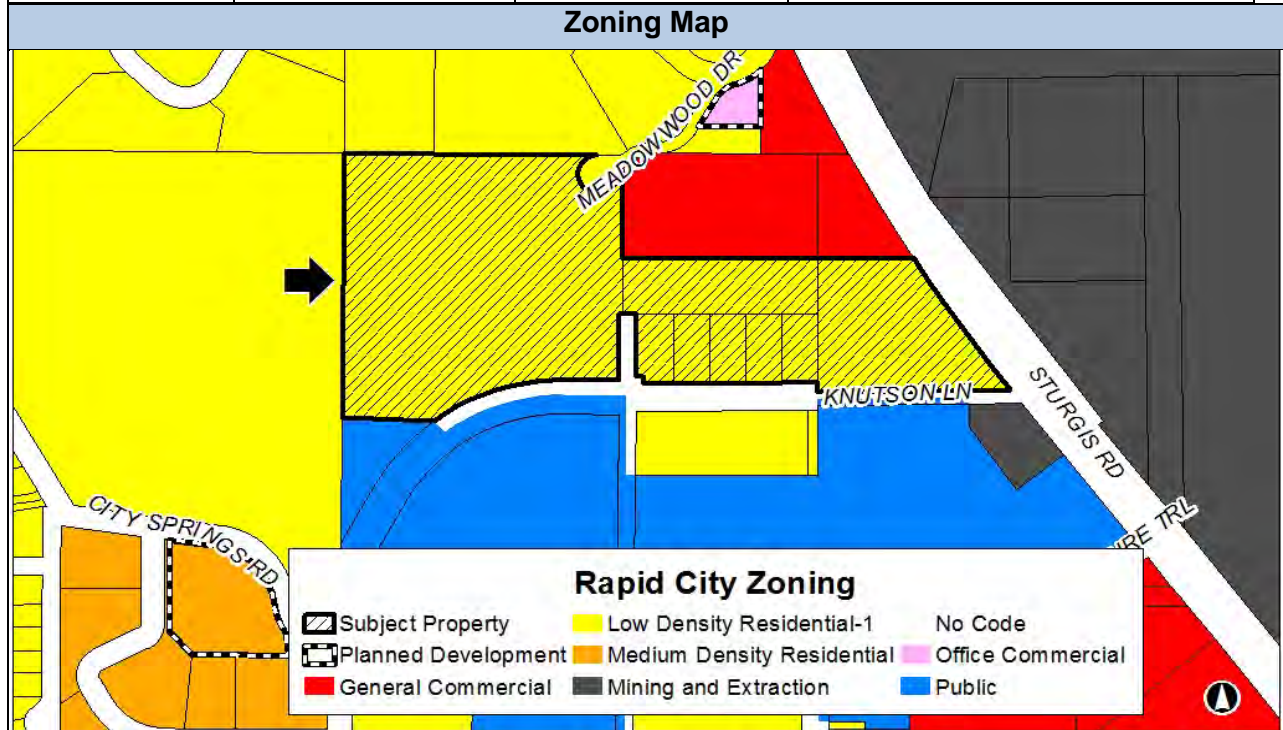
Item #3
Applicant Request(s)
Case #18PD001 – Final Planned Development Overlay to allow an indoor and outdoor archery and air gun range in the Public District
Companion Case(s) #18RZ001 – Rezoning from Low Density Residential District to Public District

Staff Recommendation(s)
The Development Review Team recommends that the Final Planned Development request be approved. Contingent upon approval of Rezoning request 18RZ001 with the stipulations noted below.

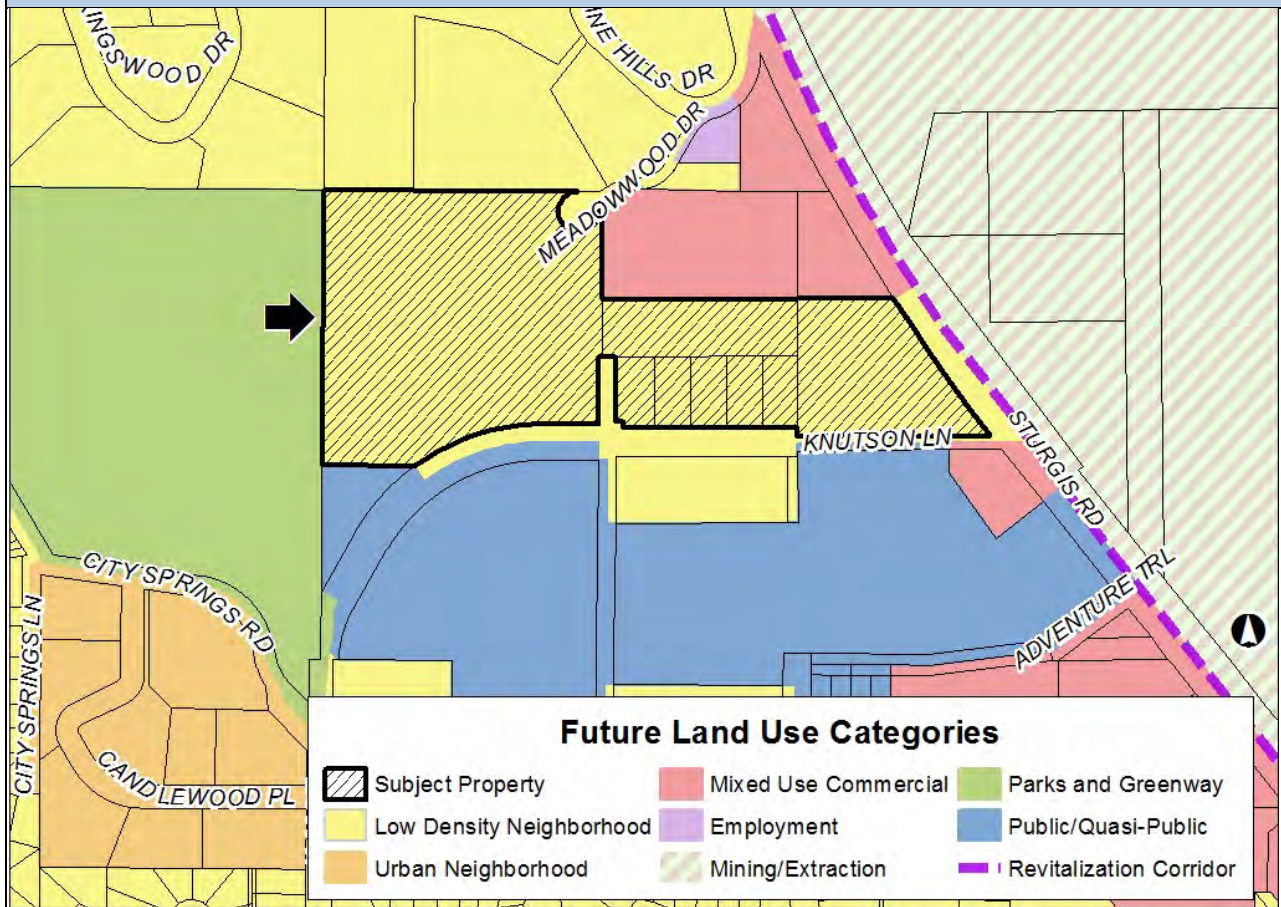
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay request to allow construction of a hunter education building, outdoor archery target range, outdoor archery target walking course, and a 30 stall parking lot. This request for Final Planned Development is being submitted in conjunction with a Rezoning from Low Density Residential to Public District (18RZ001) at the same location. The applicant has indicated that “South Dakota Game Fish and Park Department” is proposing a 6,000 square foot building that will provide indoor hunter education opportunities including air gun and archery shooting, safety classes and outdoor recreation related classes. Two archery ranges are proposed that will be open to the public during daylight hours. One range is a straight range with targets 20-yards to 80-yards, a shade canopy and safety zones. The second range includes an outdoor walking course made up of 14 stations that are accessed by walking trails over a 7-acre area. This proposed development is an expansion of the existing South Dakota Game Fish and Park Department’s Outdoor Campus West facility.</p>	
Applicant Information	Development Review Team Contacts
Applicant: South Dakota Game Fish and Parks Department	Planner: Javin Weaver
Property Owner: South Dakota Game Fish and Parks Department	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	4130 Adventure Trail
Neighborhood	West Rapid Neighborhood Area
Subdivision	Meadowwood Subdivision and GFP Subdivision
Land Area	19.86 acres
Existing Buildings	None
Topography	Rolling Terrain
Access	Knutson Lane
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

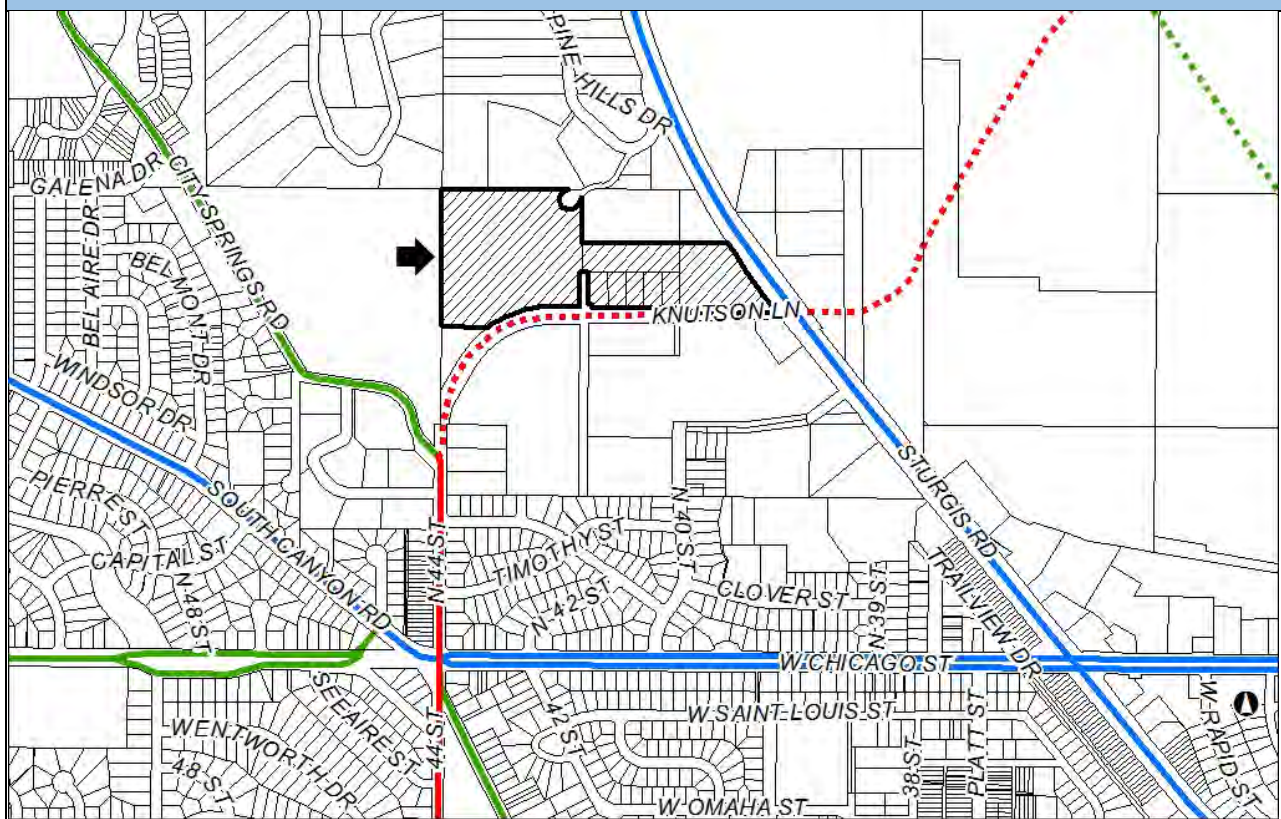
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR	LDN	Open land and forested area
Adjacent North	LDR and GC	MUC and LDN	Open land and forested area, and commercial buildings
Adjacent South	Public	Public-QP	Game Fish & Parks buildings, and Hills Materials
Adjacent East	ME	ME - Revitalization Corridor	Mining equipment and materials
Adjacent West	LDR	Public-PG	Open land and forested area, water tank



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan




Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Public District	Required	Proposed	
Lot Area	N/A	Approximately 19.86 acres	
Lot Frontage / Lot Width	N/A	Approximately 540 feet	
Maximum Building Heights	4 stories, 45 feet	2 stories, 26 feet	
Maximum Density	50%	2%	
Minimum Building Setback:			
• Front	25 feet	Approximately 40 feet	
• Rear	25 feet	Approximately 214 feet	
• Side	25 feet	Approximately 480 feet	
• Street Side	25 feet	Approximately 405 feet	
Minimum Landscape Requirements:			
• # of landscape points	803,764	874,630	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	30	30	
• # of ADA spaces	2	2 (1 being ADA van accessible)	
Signage	Pursuant to RCMC 17.50.080	N/A	
Fencing	Pursuant to RCMC 17.50.080	N/A	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.50.050.F.5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request for a Final Planned Development Overlay:	
Criteria	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography.	The property is comprised of several parcels of open land. The applicant is proposing complete development of the site. As noted above, the applicant has also submitted a Rezoning request (18RZ001) to Public District. There are no special conditions on the site due to its size, shape or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship.	The requested rezone (18RZ001) will zone all property within the proposed development to Public District. Gun and archery ranges are identified as a conditional use in the Public District.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations.	The applicant is not requesting any exceptions, contingent the requested rezone (18RZ001) being approved.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed.	The literal interpretation of the Zoning Ordinance would not deprive the applicant of rights others in the same district are allowed. As previously noted, the applicant is proposed to rezone the property from Low Density

	Residential District to Public District. A gun and archery range is a conditional use in the Public District.
5. Any adverse impacts will be reasonably mitigated:	During review of this application, staff worked with the applicant on the location of safety measures at the site. There will be 15 posted signs around the perimeter of the property stating “No Trespassing – Archery Range – Active Target Shooting.” There is a barbed wire fence surrounding most of the property. Additionally, there will be a 6 foot opaque privacy fence erected on the slope north of the straight archery range to provide an added level of safety between this property and the existing Shriners building. The fence will act as if it were 8 feet in height due to the steep terrain. There will be a walking trail throughout the property which will have fourteen stations where arrows may be shot at posted targets. All of these stations are shooting away from the trail to mitigate arrows coming in contact with anyone on the trail. All shooting stations along the trail include a target shelter and safety zone that meet or exceed the National Field Archery Association safety guidelines. In addition, wood backstops will be at locations nearest adjacent properties along with natural terrain berms which adds a level of safety. The straight archery range will have excavation work completed so that a flat terrain may be created. This will create a 19 foot elevation difference between the archery shelter and the top of the hill above. This excavation provides a secure backdrop by the newly created terrain for range. At both locations, the walking archery range and straight archery range, only field arrow points will be permitted.
6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified:	As noted above, the applicant is not requesting any exceptions.

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-1.2C	Priority Revitalization Corridors: Sturgis Road is identified as a Revitalization Corridor. In combination with the proposed Public District land use designation, this portion of the corridor promotes a mix of uses including high density residential, mixed-use commercial development, and existing public district development. The expansion of the Public District land use designation is in compliance with the goals of the Revitalization Corridor.
BPG-3.1A	Balanced Uses: The proposed expansion of the Outdoor Campus – West supports having a balance of public uses evenly distributed throughout the community.

 A Vibrant, Livable Community	
LC-1.3B	Entrance Corridor Coordination: The Comprehensive Plan encourages coordination with adjacent communities, counties, and State for the design of Entrance Corridors. Sturgis Road is an Entrance Corridor and also a State highway. As such, the existing design of the street has been coordinated with the State as recommended.
LC-5.2B	Reduce Barriers: The proposed expansion of the Outdoor Campus – West is a diverse use aiding to revitalize an area along an entrance corridor and reinvest through infill.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-3.1B	Indoor and Outdoor Recreation: The Comprehensive Plan encourages a variety of recreational and educational opportunities that may be performed indoors and/or outdoors. This proposal is in alignment with the goals of the City.
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration: Sturgis Road is identified as a Principal Arterial Street on the City's Major Street Plan. Knutson Lane is a proposed minor arterial on the Major Street Plan. The applicant has submitted construction plans showing that Knudson Lane will be constructed as a Collector Street through the proposed approach to the site. Sturgis Road has been constructed to accommodate traffic for public uses.
 Economic Stability and Growth	
EC-3.1C	Other Employment Areas: The proposed Final Planned Development Overlay request supports the development of public uses in an established mixed-use commercial corridor. The proposed Final Planned Development Overlay would create an opportunity for redevelopment north of an already existing public recreational site.
 Outstanding Recreational and Cultural Opportunities	
	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	The proposed Final Planned Development Overlay request 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 Final Planned Development Overlay is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Low Density Residential / Revitalization Corridor
Design Standards:	
N/A	The proposed development complies with the area requirements of the Public District. The proposed Final Planned Development Overlay would create an opportunity for the South Dakota Game Fish and Park Department to expand their business and create a use that benefits the general public.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	West Rapid Neighborhood Area
Neighborhood Goal/Policy:	
WR-NA1.1B	Reinvestment Corridor: The property abuts Sturgis Road which is identified as a Principal Arterial Street on the City’s Major Street Plan and a Revitalization Corridor. The proposed Planned Development Overlay request supports the goal of reinvestment and redevelopment in the West Rapid Neighborhood Area.

Findings	
Staff has reviewed the Final Planned Development Overlay request criteria pursuant to Chapter 17.50.050(F).5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed use of the property supports the development of and investment an established commercial corridor. The property abuts Sturgis Road, a Revitalization Corridor in Sturgis Road north of West Chicago Street. The proposed use of the property as an indoor & outdoor air gun and archery range supports the goal of revitalization of the corridor and promote a positive image of Rapid City as a regional destination.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development request be approved contingent upon approval of Rezoning request 18RZ001 with the stipulations noted below:	
1.	Prior to issuance of a building permit, all redlined comments shall be addressed and all redlined plans shall be returned to the Department of Community Development; and
2.	A Sign Permit shall be obtained for each sign. All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this request. The addition of LED signage shall require a Major Amendment to the Planned Development; and,
3.	Prior to issuance of a building permit, the applicant shall enter into a Developmental Lot Agreement or the property shall be platted into one lot; and,
4.	The requested Final Planned Development Overlay shall allow for construction of a hunter education building with indoor and outdoor archery ranges. All requirements of the Public District shall be maintained unless specifically stipulated as part of this Final Planned Development Overlay or a subsequent Major Amendment. All uses permitted in the Public District shall be permitted. All conditional uses in the Public District shall require the review and approval of a Major Amendment to the Final Planned Development Overlay.



Rapid City Department of Community Planning & 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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Case #18PD001	Final Planned Development Overlay to allow an indoor and outdoor archery and air gun range in the Public District
Companion Case(s)	18RZ001 – Rezoning from Low Density Residential District to Public District
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.	An air quality permit shall be obtained for disturbances of earth greater than on acre;
3.	All requirements of the currently adopted Building Code shall be met;
4.	All requirements of the International Fire Code shall be met;
5.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
6.	ADA accessibility shall be maintained as necessary;
7.	All landscaping shall be installed and maintained in compliance with the requirements of the Rapid City Municipal Code;
8.	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;
9.	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 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.