

STAFF REPORT

April 26, 2001

No. 01UR017 – Major Amendment to a Use On Review for Meadowbrook Golf Course, including Clubhouse replacement, maintenance building expansion and permanent restroom facilities **ITEM 31**

GENERAL INFORMATION:

PETITIONER	TSP Three, Inc.
REQUEST	No. 01UR017 – Major Amendment to a Use On Review for Meadowbrook Golf Course for the clubhouse replacement
LEGAL DESCRIPTION	Tract 4 and the north 27 feet of vacated Flormann Street, Rapid City Greenway Tracts, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	165.27 acres
LOCATION	Meadowbrook Golf Course Clubhouse, 3625 Jackson Boulevard
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District
East:	Flood Hazard District
West:	Flood Hazard District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Major Amendment for a Use On Review for Meadowbrook Golf Course for the clubhouse replacement be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a Building Permit, the applicant must obtain a flood plain development permit for the construction of any structure or fill located within the Rapid Creek 100 year floodplain and comply with all Federal Emergency Management Agency flood plain standards including the related golf cart enclosure area;
2. That the pay phone shall be relocated out of the parking lot driveway;

Fire Department Recommendations:

3. Prior to issuance of a Building Permit, the Fire Department shall have reviewed and approved plans to ensure that adequate emergency vehicle access and circulation is

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being provided;

4. Prior to issuance of a Building Permit the applicant shall identify on the site plan the location of a fire hydrant within 150 feet of the proposed building and a second hydrant within 450 feet of the proposed building;

Building Inspection Division Recommendations:

5. A Building Permit shall be obtained prior to any construction;
6. A Certificate of Occupancy shall be obtained prior to occupying the building;

Air Quality Division Recommendations:

7. An Air Quality Construction Permit shall be obtained if more than one acre of surface area is disturbed prior to the issuance of any building permits or grading permits;

Transportation Planning Division Recommendations:

8. That the existing bike path or an alternative path shall be kept open during construction of the clubhouse;
9. That any existing bike path that is removed during construction shall be replaced with a minimum ten foot wide concrete bike path;

Urban Planning Division Recommendations:

10. This Use On Review shall automatically expire if the use is not undertaken and completed within two years of the date of approval by the City Council, or if the use as approved has ceased for a period of two years;
11. That Use on Review approval is only for the clubhouse and any additional structures will require a Major Amendment to this Use on Review; and,
12. Prior to issuance of a Certificate of Occupancy, the overflow parking area located on the south side of Rapid Creek shall be constructed to comply with the Off-Street Parking Ordinance.

GENERAL COMMENTS: The applicant is requesting Use on Review approval to construct a clubhouse, restrooms and expand an existing maintenance building within the Flood Hazard Zoning District. The City of Rapid City is proposing to remove the existing Meadowbrook Golf Course clubhouse and replace it with a 6,880 square foot clubhouse. The site plan submitted with this request identifies that the main level of the proposed clubhouse will consist of a pro shop, restaurant, lounge and locker rooms. The lower level will be used for cart storage and maintenance. The immediate need for the Use on Review was prompted by the current proposal for the clubhouse; however the Public Works Department has identified that future plans include expansion of an existing maintenance building and the construction of three permanent restrooms. A time frame for these future improvements has not been established. Use on Review approval is required when any new or significantly expanded structures are constructed in the Flood Hazard Zoning District.

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STAFF REVIEW: Staff has reviewed this request with respect to the criteria for approval of a Use on Review under Section 17.28.040 and 17.54.030 of the Rapid City Municipal Code and noted the following major issues:

Flood Hazard Zone: The subject property is located within the Rapid Creek floodplain. The applicant has indicated that the elevation of the lower level of the proposed clubhouse will be below the base flood elevation of this portion of Rapid Creek. The proposed floor plan of the clubhouse identifies that the north one third of the lower level will be a storage and mechanical area. This area will only be accessed from the upper level and a solid concrete wall will separate the storage and mechanical area from the golf cart parking area. Golf cart parking and maintenance will occupy the remainder of the lower level. The design of the lower level incorporates six rod iron gates on the south side of the clubhouse rather than solid doors to allow floodwater to enter the golf cart parking area. The open design of the lower level is intended to allow floodwater to spread and prevent the increase of the base flood elevation by more than one foot. Staff is reviewing this design with Federal Emergency Management Agency staff to insure that it fully complies with all City of Rapid City and Federal Emergency Management Agency regulations. The Engineering Division has noted that the applicant must obtain a flood plain development permit and comply with all provisions of the Floodplain Ordinance.

Water Quality: Improving the water quality of Rapid Creek is a major concern of the City of Rapid City and, as federal and state regulations with respect to storm water runoff become more stringent, measures to improve the quality of storm water prior to discharge into Rapid Creek should be considered. Therefore the Engineering Division is recommending that the applicant use this project to demonstrate that readily achievable and cost effective measures exist that could be incorporated in the design of the clubhouse site to reduce and improve the quality of the site storm water runoff. This is not a stipulation of approval of this Use on Review.

Fire Protection: The Fire Department has noted that prior to issuance of a building permit the applicant must provide additional information with regard to Fire Department vehicle access, hydrant locations and water pressure.

Parking: Currently Meadowbrook Golf Course has sufficient number of parking stalls to meet the requirements of Section 17.50.270, the Minimum Off-Street Parking Requirements, of the Rapid City Municipal Code. However, when the paved parking area is full golf course patrons utilize an unpaved overflow parking area located on the south side of Rapid Creek. Section 17.50.270.G.3 of the Rapid City Municipal Code requires that "all off-street parking areas shall be paved and maintained so as to eliminate dust and mud". Therefore staff is recommending that prior to issuance of a Certificate of Occupancy the overflow parking area shall be constructed including paving and striping to comply with the Off-Street Parking Ordinance.

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Major Amendments: As mentioned previously, the applicant provided a master plan identifying future plans to expand a maintenance building and construct three permanent restrooms at various locations on Meadowbrook Golf Course. All three restroom structures are located in the hydraulic floodway. To date, no engineering information has been submitted. Because of the significant issues associated with the floodway it would be inappropriate to grant approval for structures in the floodway prior to the submission of any engineering information. Similarly, no detailed information including elevations, floor plans or parking lot plan has been submitted at this point in time. Until this information is submitted for consideration during the public hearing process, it would be inappropriate to approve these structures. Therefore staff is recommending approval of the Major Amendment for the clubhouse only and the construction of any additional structures will require additional Major Amendments.

The applicant has posted the required sign and the green cards from the required notification of surrounding property owners have been returned. Staff has received six calls from neighboring property owners asking questions about this Use on Review. None of the callers expressed opposition or support for this Major Amendment to the Use on Review.