

STAFF REPORT

August 9, 2001

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**No. 01UR043 - Major Amendment to a Use On Review for Meadowbrook Golf Course to allow a temporary Pro Shop/Office**      **ITEM 56**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 01UR043 - Major Amendment to a Use On Review for Meadowbrook Golf Course to allow a temporary Pro Shop/Office</b>
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	Approximately 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: If the Planning Commission feels that it is appropriate to authorize the use of a trailer and chemical toilets on a temporary basis in the parking lot at Meadowbrook Golf Course, the Planning Commission should recommend approval of the Major Amendment to the Use On Review for Meadowbrook Golf Course with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval, a revised site plan shall be submitted identifying the location of the portable chemical toilets within the parking lot;

Fire Department Recommendations:

2. Prior to issuance of a Certificate of Occupancy, the Fire Department shall inspect the structure to insure compliance with all Fire Safety Codes;

Building Inspection Department Recommendations:

3. A Building Permit shall be obtained prior to any construction and Certificate of

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Occupancy shall be obtained prior to occupancy;

#### Transportation Planning Division Recommendations:

4. Prior to City Council approval, a revised site plan shall be submitted identifying the location of the temporary trailer a minimum of 150 feet west of the east parking lot approach;
5. That the bike path along the frontage of the parking lot shall remain clear of obstructions at all times; and,

#### Urban Planning Division Recommendations:

6. That the Use On Review shall be valid from August 21, 2001 to May 31, 2002.

GENERAL COMMENTS: On May 7, 2001 the City Council approved a Major Amendment to a Use On Review to allow a clubhouse replacement in the Flood Hazard Zoning District. The City of Rapid City intends to remove the existing clubhouse at Meadowbrook Golf Course and construct a larger clubhouse at the same location. The Public Works Department Staff has indicated that construction of the new clubhouse will begin on August 21, 2001 with the new clubhouse expected to be open to the public by June 1, 2002. The existing clubhouse consists of a pro shop, restaurant and locker rooms. During construction, tee time scheduling, golf cart rental and retail sales will be conducted in the temporary trailer. Therefore, the applicant is requesting Use On Review approval to locate a 14 foot by 64 foot mobile home in the golf course parking lot to be utilized as a pro shop during construction of the new clubhouse.

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 concerns:

**Trailer location:** Currently, the Meadowbrook Golf Course parking lot has two approaches. During construction of the new clubhouse the west parking lot approach will be closed. The site plan submitted with this request indicated that the trailer would be located in close proximity to the east parking lot approach. Staff is concerned about the potential for traffic congestion at the east approach and is requesting that the trailer be located a minimum of 150 feet west of the east parking lot approach.

**Portable chemical toilet location:** The site plan submitted indicates that the portable chemical toilets will be located on the opposite side of the bike path as the trailer. Staff is concerned that patrons of the temporary pro shop and the portable chemical toilets will interfere with normal bike path traffic and that creek contamination is more likely to occur in the event that a portable chemical toilet is tipped over or has a leak. Staff is requesting that the applicant provide a revised site plan showing the specific location of the portable chemical toilets within the parking lot.

**Fire Inspection:** The trailer to be utilized for the temporary pro shop was constructed in 1977. Given the age of the temporary trailer, the Fire Department is concerned with the

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safety of the temporary trailer and has indicated that all fire safety codes must be met and an inspection of the trailer completed prior to occupancy of the trailer.

The applicant has posted the required sign and the green cards from the required notification of surrounding property owners have been returned.