

STAFF REPORT

February 21, 2002

No. 02UR002 - Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility **ITEM 35**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02UR002 - Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility
EXISTING	
LEGAL DESCRIPTION	<p>A parcel of land located in Section 29, T1N, R7E, BHM, City of Rapid City, County of Pennington, State of South Dakota being more particularly described as follows: beginning at the center of said Section 29; thence S41°36'22"W, 252.87 feet to the true point of beginning; thence N75°38'30"E, 466.70 feet; thence N60°57'28"E, 402.11 feet; thence N74°08'44"E, 324.31 feet to a point lying on a curve concave to the southwest and whose chord bears S45°01'42"E, 165.57 feet; thence southeasterly along the arc of said curve to the left whose radius is 526.00 feet and whose delta is 18°06'38", an arc length of 166.26 feet to a point of reversed curvature; thence southeasterly along the arc of said curve to the right whose radius is 474.00 feet and whose delta is 42°31'26", an arc length of 351.79 feet to a point of tangency; thence S11°33'36"E, 113.77 feet; thence N78°23'21"W, 327.59 feet; thence N12°26'27"W, 167.00 feet; thence N62°13'43"W, 546.00 feet; thence N89°47'40"W, 102.98 feet; thence N89°57'50"W, 329.86 feet; thence S35°21'41"W, 373.54 feet; thence N77°35'08"W, 305.84 feet; thence N77°42'36"W, 88.09 feet; thence N50°02'00"E, 300.99 feet; thence N39°58'00"W, 182.25 feet; thence N50°02'00"E, 25.00 feet; thence S39°58'00"E, 182.25 feet; thence N49°52'34"E, 238.01 feet to the true point of beginning containing 12.04 acres more or less; a parcel of land located in Section 29, T1N, R7E, BHM, City of Rapid City, County of Pennington, State of South Dakota being more particularly described as follows: beginning at the center of Section 29, thence N13°46'17"W, 409.64 feet to the true point of beginning; thence S36°49'13"E, 483.42 feet; thence S38°00'41"E, 60.57 feet; thence S50°02'00"W, 223.94 feet; thence N36°45'27"W, 54.20 feet; thence S53°54'29"W, 68.74 feet; thence N26°01'35"W, 81.02 feet;</p>

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thence N89°58'00"W, 405.24 feet; thence S21°27'02"W, 74.40 feet; thence N68°32'58"W, 40.13 feet to a point of curvature; thence westerly along the arc of said curve to the left whose radius is 426.00 feet and whose delta is 40°50'33", an arc length of 303.67 feet to a point on said curve; thence N33°31'59"W, 59.34 feet; thence N89°58'00"W, 598.32 feet; thence N75°25'26"W, 84.30 feet; thence N56°20'40"W, 83.19 feet; thence N33°55'47"W, 83.19 feet; thence N11°30'53"W, 83.19 feet; thence N00°18'26"W, 120.01 feet to a point lying on a curve concave to the north and whose chord bears N75°29'39"E, 157.38 feet; thence easterly along the arc of said curve to the left whose radius is 330.00 feet and whose delta is 27°35'26", an arc length of 158.91 feet to a point of tangency; thence N61°41'56"E, 174.47 feet; thence S48°40'58"E, 157.92 feet; thence S89°58'00"E, 358.27 feet; thence S70°46'42"E, 242.45 feet; thence S85°49'25"E, 189.09 feet; thence N86°23'14"E, 206.77 feet; thence N34°02'00"E, 326.78 feet; thence N47°01'41"E, 133.42 feet; thence N34°02'00"E, 130.00 feet; thence N44°49'19"E, 81.56 feet; thence N67°23'42"E, 111.22 feet; thence N22°36'18"W, 180.00 feet; thence N67°23'42"E, 40.00 feet; thence S22°36'18"E, 140.00 feet; thence N67°23'42"E, 600.06 feet; thence N11°30'24"W, 122.25 feet; thence N78°29'36"E, 29.31 feet to a point of curvature; thence easterly along the arc of said curve to the right whose radius is 370.00 feet and whose delta is 39°22'32", an arc length of 254.28 feet to a point of tangency; thence S62°07'51"E, 50.17 feet point of curvature; thence southeasterly along the arc of said curve to the right whose radius is 370.00 feet and whose delta is 47°09'51", an arc length of 304.57 feet to a point of tangency; thence S14°58'00"E, 32.28 feet; thence N88°05'42"W, 225.15 feet; thence S00°19'04"W, 114.83 feet; thence S76°05'40"W, 133.40 feet; thence S60°02'00"W, 562.50 feet to the true point of beginning containing 19.18 acres more or less; a parcel of land located in Section 29, T1N, R7E, BHM, City of Rapid City, County of Pennington, State of South Dakota, being more particularly described as follows: beginning at the northeast corner of Section 29, thence N89°59'29"W, 1062.76 feet to the true point of beginning; thence S00°00'25"W, 353.14 feet; thence N89°59'37"E, 524.86 feet; thence S36°59'17"E, 331.06 feet; thence

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N69°48'41"E, 179.21 feet; thence S00°14'09"E, 640.00 feet; thence S89°45'51"W, 285.83 feet; thence N00°14'09"W, 247.40 feet; thence N45°58'18"W, 491.68 feet; thence S86°19'21"W, 177.81 feet; thence S20°02'00"W, 616.44 feet; thence S14°06'58"W, 237.54 feet; thence S22°18'23"E, 463.84 feet; thence S62°06'49"E, 531.35 feet; thence N27°38'46"E, 217.55 feet; thence N10°24'13"E, 342.35 feet; thence N00°14'09"W, 328.05 feet; thence N89°45'51"E, 280.00 feet; thence S00°14'09"E, 864.24 feet; thence S80°14'09"E, 864.24 feet; thence S80°50'32"W, 155.19 feet; thence S27°30'27"W, 401.50 feet; thence N75°07'30"W, 235.48 feet; thence N35°42'16"W, 207.77 feet; thence N82°22'30"W, 165.29 feet; thence S53°17'01"W, 555.72 feet lying on a curve concave to the southwest and whose chord bears N49°25'37"W, 85.41 feet; thence northwesterly along the arc of said curve to the left whose radius is 526.00 feet and whose delta is 09°18'48", an arc length of 85.50 feet to a point of reversed curvature; thence northerly along the arc of said curve to the right whose radius is 474.00 feet and whose delta is 39°07'01", an arc length of 323.61 feet to a point on said curve; thence N75°02'00"E, 160.00 feet; thence N14°58'00"W, 449.76 feet; thence N23°47'31"W, 174.70 feet; thence N57°27'46"E, 126.29 feet; thence N22° 57'06"E, 132.93 feet; thence N21°41'30"W, 132.93 feet; thence N68°07'14"W, 142.96 feet; thence S67°14'10"W, 122.78 feet; thence S37°43'48"W, 132.21 feet; thence S45°59'12"W, 139.54 feet; thence N62°07'51"W, 50.22 feet to a point of curvature; thence westerly along the arc of said curve to the left whose radius is 438.00 feet and whose delta is 26° 53'36", an arc length of 205.59 feet to a point on said curve; thence N48°34'56"E, 14.64 feet; thence N05°29'36"E, 84.62 feet to a point of curvature; thence northerly along the arc of said curve to the left whose radius is 125.50 feet and whose delta is 11°47'37", an arc length of 25.83 feet to a point on said curve; thence S83°41'59"W, 185.45 feet; thence S75°26'05"W, 143.22 feet; thence S67°23'42"W, 500.00 feet; thence S22°36'18"E, 120.00 feet; thence S67°23'42"W, 40.00 feet; thence N22°36'18"W, 322.08 feet; thence N78°20'24"W, 1042.96 feet; thence S46°26'33"W, 146.11 feet; thence S65°13'50"W, 348.62 feet; thence

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S00°18'26"E, 371.55 feet; thence S89°58'00"E, 51.07 feet; thence S23°36'19"E, 147.45 feet; thence S11°43'15"W, 148.07 feet; thence S44°27'01"W, 112.01 feet; thence S28°18'04"E, 80.00 feet; thence S61°41'56"W, 203.13 feet to a point of curvature; thence westerly along the arc of said curve to the right whose radius is 262.03 feet and whose delta angle is 26°36'29", an arc length of 121.69 feet to a point on said curve; thence N00°18'26"W, 389.93 feet; thence N40°11'06"E, 170.94 feet; thence N00°18'26"W, 260.00 feet; thence S89°41'34"W, 275.00 feet; thence N00°18'26"W, 250.65 feet; thence N89°41'34"E, 259.46 feet; thence N11°26'25"W, 489.21 feet; thence N00°18'26"W, 120.00 feet; thence N73°26'56"W, 172.41 feet; to a point lying on a curve concave to the southeast and whose chord bears N35°11'50"E, 376.34 feet; thence northerly along the arc of said curve to the right whose radius is 326.00 feet and whose delta is 70°30'31", an arc length of 401.18 feet to a point on said curve; thence S19°17'53"E, 184.08 feet; thence S84°34'51"E, 222.17 feet; thence S42°07'06"E, 138.67 feet; thence S78°55'58"E, 360.35 feet; thence N48°08'07"E, 118.95 feet; thence S89°58'30"E, 499.94 feet; thence S84°36'27"E, 259.73 feet; thence S71°13'04"E, 327.49 feet; thence N51°56'05"E, 396.19 feet; thence N21°20'29"W, 369.45 feet; thence N81°50'43"W, 403.04 feet to a point lying on a curve concave to the west and whose chord bears N04°04'58"E, 60.50 feet; thence northerly along the arc of said curve to the left whose radius is 426.00 feet and whose delta is 08°08'38", an arc length of 60.55 feet to a point of tangency; thence N00°00'39"E, 77.01 feet; thence S89°56'23"E, 525.93 feet; thence S89°59'55"E, 1318.15 feet; thence S89°59'29"E, 255.92 feet to the true point of beginning containing 127.19 acres more or less; and, a parcel of land located in Section 29, T1N, R7E, BHM, City of Rapid City, County of Pennington, State of South Dakota being more particularly described as follows: beginning at the northwest corner of Section 29, thence S89°56'23"E, 2053.37 feet; thence S00°00'39"W, 77.05 feet to a point of curvature; thence southerly along the arc of said curve to the right whose radius is 374.00 feet and whose delta is 21°21'18", an arc length of 139.40 feet to a point on said curve; thence N68°38'03"W, 150.00 feet; thence S42°44'25"W, 163.28 feet; thence S88°50'49"W,

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453.19 feet; thence S85°24'59"W, 183.42 feet; thence N74°24'46"W, 476.27 feet; thence N79°54'55"W, 162.92 feet; thence S79°09'58"W, 154.84 feet; thence S19°17'53"E, 150.00 feet to a point lying on a curve concave to the south and whose chord bears S69°10'39"W, 20.01 feet; thence westerly along the arc of said curve to the left whose radius is 376.00 feet and whose delta is 03°02'57", an arc length of 20.01 feet; thence N19°17'53"W, 150.15 feet; thence S65°34'24"W, 254.94 feet to a point lying on a curve concave to the south and whose chord bears N77°30'26"W, 120.54 feet; thence westerly along the arc of said curve to the left whose radius is 226.00 feet and whose delta is 30°56'04", an arc length of 122.02 feet; thence N00°18'22"W, 263.37 feet to the point of beginning containing 11.27 acres more or less, located west of Sheridan Lake Road.

PARCEL ACREAGE	Approximately 169.68 acres
LOCATION	West of Sheridan Lake Road - Red Rock Estates Subdivision
EXISTING ZONING	Low Density Residential (City)
SURROUNDING ZONING	
North:	Suburban Residential District (County)
South:	Suburban Residential District (County)
East:	General Agriculture District (City)/Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	01/11/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow for a golf course with club house, pump house, irrigation facilities and maintenance facility be approved with the following stipulations:

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Engineering Division Recommendations:

1. Prior to issuance of a building permit, a grading plan and a drainage plan shall be submitted for the clubhouse, pump house, maintenance building and associated parking lots;

Building Inspection Division Recommendations:

2. Upon City Council approval, a building permit for the existing pump house shall be submitted for review;
3. Prior to renovating the existing single family residence into the proposed clubhouse, a building permit shall be obtained;
4. Prior to the start of construction of the maintenance facility, a building permit shall be obtained;
5. A Certificate of Occupancy shall be obtained prior to occupying the structures;

Fire Department Recommendations:

6. All Uniform Fire Codes shall be continually met;
7. Prior to the start of any building construction, fire hydrants shall be installed and operational;
8. Prior to the start of any building construction, all weather access roads shall be constructed to the building sites;
9. Prior to the start of any building construction, wildland fire mitigation shall be completed as required by the Fire Department;
10. Prior to the start of any building construction, street signs shall be posted. The street signs may be constructed of temporary material initially. Prior to issuance of a Certificate of Occupancy, permanent street signs shall be posted;
11. Prior to issuance of a Certificate of Occupancy, the facility(s) addresses shall be posted. Said numbers shall be a minimum of seven inches in height and displayed on a contrasting background;
12. Any storage of golf carts within the clubhouse shall require that the clubhouse be sprinkled;

Urban Planning Division Recommendations:

13. The proposed structures shall conform architecturally to the plans and elevations submitted as part of this Conditional Use Permit;
14. All provisions of the Low Density Residential District shall be met unless otherwise specifically authorized as a stipulation of this Conditional Use Permit or a subsequent Major Amendment;
15. A minimum of one parking space shall be provided for the maintenance facility and the pump house, respectively. In addition, a minimum of 73 parking spaces including four handicap accessible spaces shall be provided for the clubhouse and golf course. One of the handicap spaces shall be "van" accessible. All provisions of the Off-Street Parking Ordinance shall be continually met;
16. Prior to City Council approval, a sign package shall be submitted for review and approval;
17. All lighting shall be so designed as to prevent shining on the adjacent residential

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- development;
18. The Conditional Use Permit shall expire if the use for which it was granted has ceased for a period of two years or more. Accessory use(s) keeping with the intent of the permitted use may be reviewed and approved as a Minimal Amendment by the Planning Director. A Major Amendment to the Conditional Use Permit shall be obtained prior to on-sale liquor being allowed as a part of the approved use(s)

GENERAL COMMENTS: This item was continued from the February 7, 2002 Planning Commission meeting at the applicant's request. No other part of this staff report has been revised. The applicant is requesting approval of a Conditional Use Permit to allow for a golf course with a clubhouse, a pump house, irrigation facilities and a maintenance facility on the above legally described property. The clubhouse and maintenance facility will be located in the northern portion of the property. The pump house will be located approximately 1,450 feet west of the Prestwick Drive/Murfield Drive intersection, on the north side of Prestwick Drive. The irrigation facilities will be located throughout the proposed eighteen hole golf course. Specifically, an underground sprinkler system will be installed throughout the golf course.

On January 17, 2000, the City Council approved Layout Plat #99PL132 to allow the development of 280 single family units, 80 multi-family units and an eighteen hole golf course to be known as "Red Rock Estates". The proposed golf course, clubhouse, maintenance facility, pump house and irrigation facilities have been identified as an accessory use to the Red Rock Estates residential development

STAFF REVIEW: During the review of the Conditional Use Permit, staff identified the following considerations:

Design Features: A 4,536 square foot single family residence is currently located in the northern portion of the property. The residence is a one story wood structure with a drive under garage. The applicant has indicated that the residence will be converted into the clubhouse. The proposed clubhouse will include a pro-shop, an office area and a dining area on the main level. The garage will be used as a storage area. The applicant has indicated that a 1,000 square foot deck will eventually be constructed along the north side of the clubhouse. (Photographs of the existing structure are attached.) The applicant has indicated that on-sale liquor will not be sold within the clubhouse initially. In addition, the applicant is aware that a Major Amendment to the Conditional Use Permit must be obtained prior to on-sale liquor being allowed as a part of the approved use(s).

A staff site inspection identified that the proposed 15 foot X 20 foot pump house has already been constructed. The structure is a one story wood building with a pitched roof. (Photographs of the pump house are attached.) The Building Inspection Division has indicated that a building permit has not been obtained for the pump house. Upon City Council approval, a building permit must be obtained for the pump house. If the Conditional Use Permit is not approved, the structure must be removed from the property.

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The applicant has indicated that the proposed 40 foot X 80 foot maintenance facility will be a one story building. The building will be constructed of a combination of wood, metal and glass. The applicant has indicated that golf carts will be stored in the maintenance facility. (The applicant should be aware that the Fire Department has indicated that if any of the golf carts are stored in the garage area of the proposed clubhouse, then the clubhouse must be sprinkled.)

The applicant has indicated that all three structures will be brown in color. Staff is recommending that the proposed structures conform architecturally to the plans and elevations submitted as a part of this Conditional Use Permit.

Parking: The proposed clubhouse and golf course require that a minimum of 73 parking spaces be provided. The applicant's site plan shows the development of 83 parking spaces located adjacent to the clubhouse. As such, a minimum of four handicap spaces must be provided. One of the handicap spaces must be "van" accessible. The applicant's site plan shows two handicap spaces; however, neither space is "van" accessible. In addition, one parking space must be provided at the maintenance building site and the pump house site, respectively. The site plan does not show any parking being provided at either site. Prior to City Council approval, the site plan must be revised showing the parking as identified.

Grading and Drainage Plan: The Engineering Division has indicated that prior to issuance of a building permit, a grading and drainage plan must be submitted for review and approval for the clubhouse, pump house, maintenance building and the associated parking lots.

Lighting and Signage: The applicant has indicated that other than lighting within the clubhouse parking lot and at the entrances to the buildings, no other lighting is being proposed. Staff is recommending that all lighting be so designed as to preclude shining on the adjacent residential development.

The applicant has also indicated that one sign adjacent to or on the clubhouse will be constructed. To date, a sign package has not been submitted for review and approval. Staff is recommending that a sign package be submitted for review and approval prior to City Council approval.

Uniform Fire Codes: The Fire Department has indicated that all Uniform Fire Codes must be met. In particular, Section 903.2 of the Uniform Fire Code states that "an approved water supply capable of supplying the required fire flow protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief". Prior to issuance of a building permit or on-site construction using combustible material(s), an

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approved water supply must be provided. Section 903.3 of the Uniform Fire Codes states that the "water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems". The Fire Department has also indicated that, prior to issuance of a building permit, all weather access road(s) must be constructed in compliance with the Street Design Criteria Manual in order to accommodate Fire Department apparatus. In addition, street signs must be posted. The street signs may be constructed of temporary material(s) initially. Prior to issuance of a Certificate of Occupancy, permanent street signs must be posted. Staff is recommending that the Uniform Fire Code be continually met.

Notification Requirement: The receipts from the certified mailings have been returned and the sign has been posted on the property. As of this writing, staff has received one call of inquiry. The caller indicated his support of the proposed Conditional Use Permit.