

STAFF REPORT

April 4, 2002

No. 02UR005 - Conditional Use Permit to allow structures in the Flood Hazard Zoning District

ITEM 24

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02UR005 - Conditional Use Permit to allow structures in the Flood Hazard Zoning District
EXISTING LEGAL DESCRIPTION	Lots 6 thru 11 of Lot X of Cliffside Subdivision; Lots 1-6 of Lot Y of Cliffside Subdivision; Lot Z in the NE1/4 NE1/4 of Section 18, T1N, R7E; and, Tract M-1 in the NW1/4 NW1/4 of Section 17, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.59 acres
LOCATION	North of SD Highway 44 West and north of Trout Court
EXISTING ZONING	Flood Hazard Zoning District
SURROUNDING ZONING	
North:	County
South:	Flood Hazard Zoning District
East:	County/Flood Hazard Zoning District
West:	County
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	03/01/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Conditional Use Permit to allow structures in the Flood Hazard Zoning District be continued to the May 9, 2002 Planning Commission meeting.

GENERAL COMMENTS: The City of Rapid City is submitting the Conditional Use Permit application to allow structures in the Flood Hazard Zoning District. The subject property is located north and adjacent to S.D. Highway 44 West and north of Trout Court. The site plan proposes a fishing and picnic area to be used by the public, which will include sidewalks, a fishing pier, asphalt parking lot for 12 parking spaces, picnic tables, and barbeque sites. The area will be cleaned and landscaped, and stones will be placed in the creek to improve the fish habitat.

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STAFF REVIEW: In reviewing the proposal, the Fire Department staff noted that the access to the site does not comply with the Rapid City Street Design Criteria manual. An emergency turnaround is required to insure adequate access for emergency equipment.

A portion of the proposed improvements are located in the hydraulic floodway. The adopted Rapid Creek Floodplain Policy does not allow structures to be developed in the 100 year floodway. Further, the proposed improvements also conflict with the adopted Flood Regulations. A variance to the Flood Area Construction Regulations would also be required. The applicant should be aware that the staff cannot support a variance to the Flood Area Construction Regulations. The applicant must submit a revised site plan relocating all of the improvements outside of the hydraulic floodway. If the revised plans are submitted by April 12, 2002, the revised request can be considered at the May 9, 2002 Planning Commission meeting.