

STAFF REPORT

January 22, 2004

No. 03SR044 - 11-6-19 SDCL Review to allow construction of an additional golf cart barn and parking **ITEM 6**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 03SR044 - 11-6-19 SDCL Review to allow construction of an additional golf cart barn and parking
EXISTING LEGAL DESCRIPTION	Tract 4 and the north 27 feet of vacated Flormann Street (also in Section 10, T1N, R7E) Rapid City Greenway Tract, Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	Meadowbrook Golf Course, 3625 Jackson Boulevard
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Flood Hazard District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/10/2003
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the 11-6-19 SDCL Review to allow construction of an additional golf cart barn and parking be **approved with the following stipulations:**

- 1. Prior to obtaining a building permit, grading, drainage, paving, and utility improvement plans shall be provided to the Engineering Division for approval;**
- 2. On-site fire hydrants shall be required and operational providing a minimum 2000 gpm at 20psi fire flow;**
- 3. The address of the building shall be posted on the structure, visible from the street, with a minimum of 12 inch numbers and in contrast to their background;**
- 4. The Uniform Fire Code shall be continually met;**
- 5. A minimum of two fire extinguishers shall be provided in the building;**
- 6. All parking spaces will be striped and include curb stops along the side of the proposed building;**

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GENERAL COMMENTS: **This staff report has been revised as of January 12, 2004. All revised and/or added text is shown in bold print.** The applicant is proposing to add one golf cart storage barn adjacent to the existing cart barn located at 3625 Arrowhead Drive. The proposed barn will be 50 feet by 138 feet and 8 feet in height with a peaked roof. It will have metal siding, sky lights and an asphalt floor. The color will be white to match the existing cart barn. The City Council gave approval for the project to proceed on October 6, 2003.

The property is located in the Park Forest Zoning District. Property located north of the subject property is zoned Park Forest District. Flood Hazard District is located on property to the west of the subject property. Property located south and east of the subject property is zoned Medium Density Residential District.

South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". The proposed use is a public structure and located within the area covered by the Rapid City Comprehensive Plan requiring that the proposed expansion be reviewed and approved by the Rapid City Planning Commission as a part of an 11-6-19 SDCL Review.

STAFF REVIEW: Staff has reviewed the proposed 11-6-19 SDCL Review as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Fire Department: The Fire Department is recommending that the building be sprinklered due to the nature of the electrical charging system set-up for the batteries for the golf carts and the recent past fire history of the charging systems. **A minimum of two fire extinguishers must be provided in the proposed building.** The Fire Department is also requiring on-site fire hydrants a **minimum of 450 feet apart** and posting of the building address on the structure. **The revised site plan indicates a fire hydrant located within the 450 feet requirement.** The address numbers shall be a minimum of 12 inches in size, with a contrast in color to the background color and shall be plainly visible from the street. The access roads must also be designed and maintained to support the imposed loads of fire apparatus.

Engineering/Public Works Department: Upon submittal of a building permit, the applicant shall provide plans for grading, paving, drainage, and any utility improvements including water lines for fire hydrants and sprinkler systems. The cart barn will be located on land that is currently sloped. **A revised site plan including a grading plan, requested by the Public Works Division, has been reviewed and approved by the Engineering/Public Works Department.**

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Urban Department: The proposed cart barn will accommodate 80 golf carts. The size of the building will require that a minimum of two additional parking stalls be provided. **Thirty-one additional parking stalls will be provided with the proposed golf cart barn.** All parking stalls shall be striped and curb stops placed on those stalls located adjacent to the proposed cart barn. The parking lot and access to the lot shall be paved. Cart access to the golf course is not clearly identified. There is a potential circulation conflict between carts and pedestrians. A revised site plan is required to show the access points for the golf carts and pedestrian circulation. **The revised site plan identifies the access point and indicates circulation is adequate.** Landscaping requirements state that a minimum of 50% of the required landscaping must be located within a parking lot or within 20 feet of a parking lot. A minimum of one landscaping island must be provided in the parking lot. **Two landscaping islands are provided on the plan as well as the addition of five trees and eight shrubs. Two of the trees are proposed to be planted on the inside of an existing chain link fence to serve as a buffer to the parking lot. A revised landscaping plan has been provided showing an additional 57,000 landscaping points to be in compliance with the City's landscaping requirements.**

Staff is requesting that the 11-6-19 Review be **approved with stipulations as previously stated.**

Staff notes that 11-6-19 South Dakota Codified Law Reviews do not require direct notification of neighboring property owners. In addition, South Dakota Codified Law does not require that 11-6-19 South Dakota Codified Law reviews be advertised in a local newspaper.