

STAFF REPORT  
April 24, 2014

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**No. 14UR008 - Conditional Use Permit to allow a new leisure pool with parking**      **ITEM 4**

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GENERAL INFORMATION:

APPLICANT	Rod Johnson - City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	<b>No. 14UR008 - Conditional Use Permit to allow a new leisure pool with parking</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of B; Lot C of the SW1/4 of the SW1/4 and the E1/2 of vacated Minuteman Drive, located in Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.3 acres
LOCATION	818 Anamosa Street
EXISTING ZONING	Low Density Residential District
FUTURE LAND USE DESIGNATION	Public
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Public District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	March 14, 2014
REVIEWED BY	Fletcher Lacock / Ted Johnson

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow a new leisure pool with parking be approved with the following stipulations:

1. A minimum of 96 parking spaces shall be provided. Four of the parking spaces shall be handicap accessible. One of the handicap spaces shall be "van accessible." All provisions of the Off-Street Parking Ordinance shall be continually met;
2. A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
3. Upon submittal of a Building Permit, plans shall be prepared and stamped by a licensed Architect and/or Professional Engineer as per SDCL 36-18A;
4. Upon submittal of a Building Permit, mechanical data and details shall be submitted

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- verifying flow metering from the pool discharge at maximum of 46 gallons per minute. In addition, a water main construction plan shall be submitted showing the water main being looped from Minuteman Drive to Anamosa Street;
5. Upon submittal of a Building Permit, the site plan shall be revised to show a bicycle and pedestrian connection to Minuteman Drive;
  6. Upon submittal of a Building Permit, a revised landscaping plan shall be submitted for review and approval. A minimum of 310,520 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscape Regulations of the Rapid City Municipal Code shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
  7. Temporary or permanent site stabilization shall be achieved prior to issuance of a Certificate of Occupancy;
  8. An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
  9. All signage shall conform to the Sign Code. No electronic signs are being approved as a part of this Conditional Use Permit. All signage not in conformance with the Sign Code or any electronic reader board signs shall require the review and approval of a Major Amendment. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for all signs;
  10. All outdoor lighting shall be designed to reflect within the property boundaries so as to not shine on adjoining properties and rights-of-way and not be a hazard to the passing motorist or constitute a nuisance of any kind;
  11. All provisions of the Public District shall be met;
  12. All applicable provisions of the adopted International Fire Code shall continually be met;
  13. The Conditional Use Permit shall allow for a new leisure pool, parking and a baseball field. Any change in use that is a permitted use in the Public District and in compliance with the Parking Ordinance shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the Public District shall require the review and approval of a Major Amendment.

**GENERAL COMMENTS:**

The applicant has submitted a Conditional Use Permit to construct a new leisure pool and parking at Horace Mann Park. In particular, the applicant is proposing to replace the existing 50-meter pool with a new leisure pool facility including restrooms, concessions, a mechanical/storage building, pool decking and circulation areas. In addition, the existing parking lot will be replaced with a new parking lot with 155 parking stalls taking access from Anamosa Street. Vehicular access from the north side of Horace Mann Park to Minuteman Drive will be removed. A portion of the parking lot and some grading will take place on property that is the location of Horace Mann Elementary School.

On April 10, 2014, the Planning Commission approved a Rezoning request (File #14RZ002) to change the land use designation from Low Density Residential District to Public District. The Rezoning request will go before the City Council for first reading on April 21, 2014 and to second reading on May 5, 2014.

The property is located on the north side of Anamosa Street approximately 170 feet west of the intersection of Anamosa Street and North 7<sup>th</sup> Street. The property is the site of the

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Horace Mann pool, baseball field and Horace Mann Elementary School. No changes are proposed to the baseball field or to Horace Mann Elementary School.

STAFF REVIEW:

Staff has reviewed the proposed use with respect to Chapter 17.54.030(E) and has noted the following issues:

1. *The location, character and natural features of the property:*

The property is approximately 393,347 square feet in size and is located on the north side of Anamosa Street approximately 170 feet west of the intersection of Anamosa Street and North 7<sup>th</sup> Street. The property is the site of the Horace Mann pool, baseball field and Horace Mann Elementary School.

2. *The location, character and design of adjacent buildings:*

Properties to the north, south and east are zoned Low Density Residential District and Medium Density Residential District and are developed with one story single-family dwellings. The property is bordered on the west by Interstate 90.

3. *Proposed fencing, screening and landscaping:*

The applicant submitted a landscaping plan that appears to meet the minimum requirements as per Chapter 17.50.300 of the Rapid City Municipal Code. However, the points calculation is inaccurate. In particular, turf grass was calculated incorrectly. It appears that sufficient landscaping exists; however, the plan must be revised to comply with the Landscaping Regulations. Upon submittal of a Building Permit, a revised landscaping plan shall be submitted for review and approval. A minimum of 310,520 landscaping points must be provided. All provisions of Section 17.50.300, the Landscape Regulations of the Rapid City Municipal Code must be continually met. All landscaping must be continually maintained in a live vegetative state and replaced as necessary.

The site plan identifies a six foot high fence surrounding the proposed leisure pool area. The proposed fence is in compliance with Chapter 17.50.340 of the Rapid City Municipal Code.

4. *Proposed vegetation, topography and natural drainage:*

The submitted plans indicate that significant regrading of the site will be required. The applicant should be aware that an Erosion and Sediment Control permit must be obtained. An Air Quality Construction Permit must be obtained prior to any surface disturbance of one acre or more. In addition, temporary or permanent site stabilization must be achieved prior to issuance of a Certificate of Occupancy.

5. *Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:*

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Vehicular access is from Anamosa Street. The proposed leisure pool facility and the existing baseball field require that a minimum of 96 parking spaces be provided. The applicant is proposing to construct a new parking lot with 155 parking spaces and eliminating the connection to Minuteman Drive to the north of the property. Six of the parking spaces will be handicap accessible with one being "van accessible." All provisions of the Off-Street Parking Ordinance must be continually met.

The Rapid City area Bicycle and Pedestrian Master Plan identifies a bicycle and pedestrian path connection from Anamosa Street through Horace Mann Park to Minuteman Drive. Transportation Planning staff supports closing the vehicular connection to Minuteman Drive provided the bicycle and pedestrian connection is provided as a part of the renovation. As such, upon submittal of a Building Permit, the site plan must be revised to show a bicycle and pedestrian connection to Minuteman Drive.

6. *Existing traffic and traffic to be generated by the proposed use:*

The Horace Mann Park facility will generate 41 trips per peak hour.

7. *Proposed signs and lighting:*

The applicant has submitted an elevation of the proposed pool building with a sign that reads "Horace Mann Pool." The proposed sign is approximately 24 square feet in size and is in compliance with the Sign Code.

The applicant has submitted plans that identify parking lot lighting to be provided. All outdoor lighting must be designed to reflect within the property boundaries so as to not shine on adjoining properties and rights-of-way and not be a hazard to the passing motorist or constitute a nuisance of any kind.

8. *The availability of public utilities and services.*

The property is currently served by public utilities including Rapid City sewer and water.

9. *The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:*

The Zoning Ordinance is the tool that implements the Comprehensive Plan. Chapter 17.46.030 of the Rapid City Municipal Code identifies recreational centers and swimming pools as a Conditional Use in the Public District. Approval of the Conditional Use Permit will allow for a new leisure pool, parking and a baseball field. Any change in use that is a permitted use in the Public District and in compliance with the Parking Ordinance will require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the Public District will require the review and approval of a Major Amendment.

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A building permit must be obtained prior to any construction and a Certificate of Occupancy must be obtained prior to occupancy. Upon submittal of a building permit, plans must be prepared and stamped by a licensed Architect and/or Professional Engineer as per SDCL 36-18A.

*10. The overall density, yard, height and other requirements of the zone in which it is located:*

The proposed Horace Mann leisure pool facility is in compliance with the minimum required setbacks of the Public District. All provisions of the Public District must continually be met.

*11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:*

Based on the proposed design, it does not appear that the new Horace Mann Park pool facility will have a negative effect on the surrounding area by causing noise, odor, smoke, dust, air or water pollution.

*12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:*

The stipulations of approval of the Conditional Use Permit will serve as a tool to insure that the proposed leisure pool facility is constructed in compliance with the Building Code and the minimum requirements of the Zoning Ordinance.

Fire Department: The Fire Department has indicated that eliminating the secondary access point from Minuteman Drive will not be an issue. In addition, the proposed leisure pool structure will be fire sprinkler protected. All applicable provisions of the adopted International Fire Code must continually be met.

Engineering: The proposed leisure pool facility is allowed a maximum pool discharge to the sanitary sewer of 46 gallons per minute as per the adopted Infrastructure Design Criteria Manual. As such, upon submittal of a Building Permit, mechanical data and details must be submitted verifying flow metering from the pool discharge at a maximum of 46 gallons per minute. Public Works staff has indicated that the existing water mains located in Anamosa Street and Minuteman Drive must be connected. As such, upon submittal of a Building Permit, a water main construction plan must be submitted showing the water main being looped from Minuteman Drive to Anamosa Street.

Notification: The first class mailings have been returned to Community Planning and Development Services for mailing. The sign has been picked up; however, as of this writing, staff has not confirmed that the sign has been posted on the property. Staff will notify the Planning Commission at the April 24, 2014 Planning Commission meeting if this requirement has not been met.