



Rapid City Planning Commission

Conditional Use Permit Project Report

July 9, 2015

Applicant Request(s)
Case # 15UR013 – Conditional Use Permit to allow additional structures in the Flood Hazard District
Companion Case(s) # NA

Development Review Team Recommendation(s)
Approve with stipulations

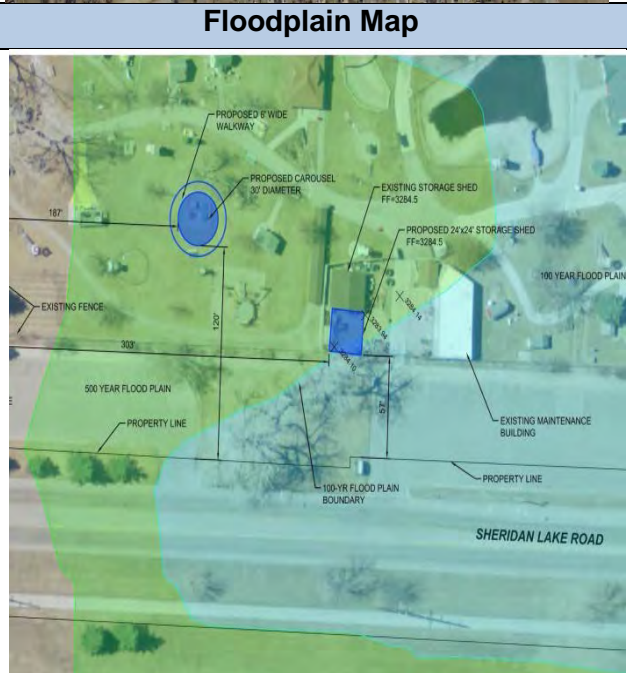
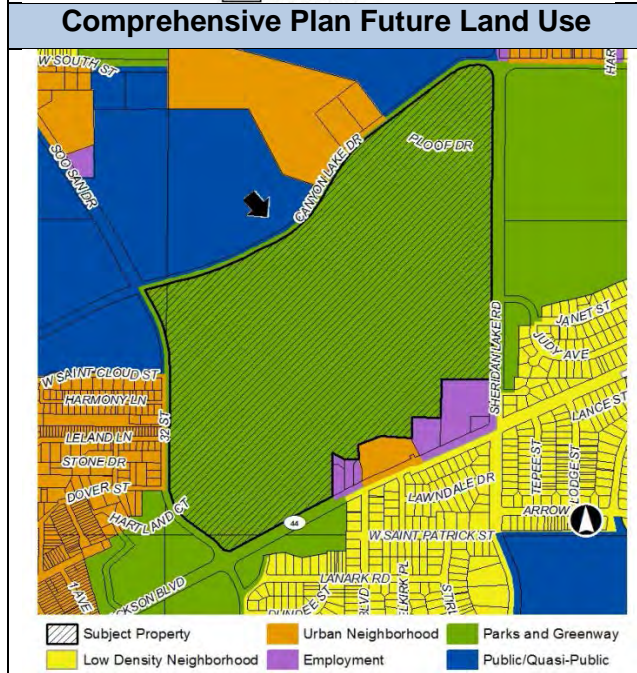
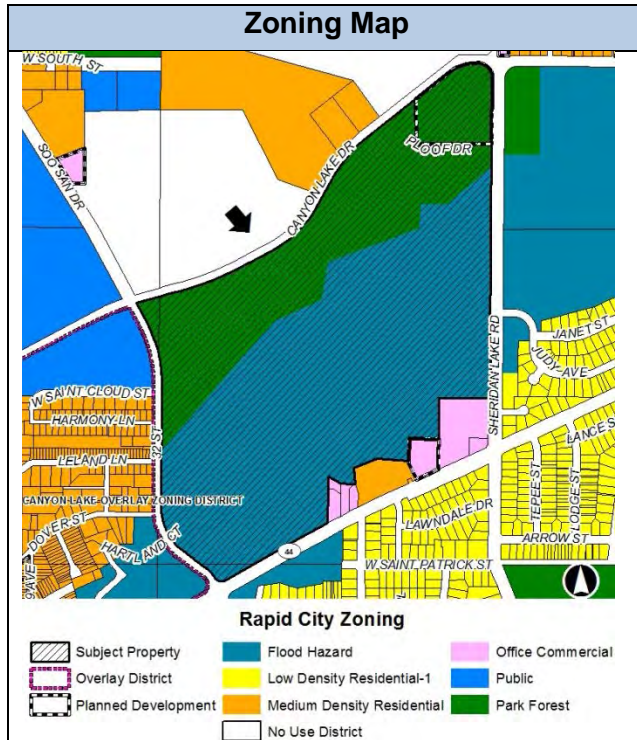
Project Summary Brief
<p>The applicant has submitted a Major Amendment to a Conditional Use Permit to allow a storage shed approximately 576 square feet in size and a carousel to be located at Storybook Island. Structures located in the Flood Hazard District require a Conditional Use Permit. In addition, a portion of the proposed shed is located in the Federally designated 100-year Floodplain. The applicant has obtained a Floodplain Development Permit.</p>

Applicant Information	Development Review Team Contacts
Applicant: Connie Lezotte - Storybook Island	Planner: Fletcher Lacock
Property Owner: City of Rapid City	Engineer: Dan Kools
Architect: NA	Fire District: Tim Behlings
Engineer: KLJ	School District: NA
Surveyor: KLJ	Water/Sewer: Dan Kools
Other: NA	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	1301 Sheridan Lake Road
Neighborhood	West Rapid
Subdivision	Rapid City Greenway Tract
Land Area	145.61 acres
Existing Buildings	NA
Topography	Property is relatively flat and portions are located in the Federally designated 100-year and 500-year Floodplain
Access	Sheridan Lake Road
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Portions of the property are located in the Federally Designated 100-year floodplain
Other	NA

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	FH	PG	Storybook Island
Adjacent North	FH	PG	Canyon Lake baseball fields
Adjacent South	OC	EC	Office buildings
Adjacent East	FH / LDR	PG	Void of structural development
Adjacent West	FH	PG	Disc-golf course






Relevant Case History			
Case/File#	Date	Request	Action
UR754	5/4/87	Conditional Use Permit for the expansion of Storybook Island	Approved
Relevant Zoning District Regulations			
Flood Hazard District	Required	Proposed	
Lot Area	NA	145.61 acres	
Lot Frontage	NA	1,130 feet	
Maximum Building Heights	NA	One story	
Maximum Density	NA	NA	
Minimum Building Setback:			
• Front	NA	57 feet	
• Rear	NA	187 feet	
• Side	NA	57 feet	
• Street Side	NA	NA	
Minimum Landscape Requirements:			
• # of landscape points	NA	NA	
• # of landscape islands	NA	Not proposing any expansion to the parking lot	
Minimum Parking Requirements:			
• # of parking spaces	NA	159	
• # of ADA spaces	NA	Four	
Signage	Two square feet for every linear square foot of frontage	No new signage proposed	
Fencing	NA	No new fencing proposed	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.54.030(E) of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow structures in the Flood Hazard District	
1. The location, character and natural features of the property:	Storybook Island is located on the west side of Sheridan Lake Road approximately 400 feet north of the intersection of Sheridan Lake Road and Jackson Boulevard. The property is relatively flat and portions of the property are located in the Federally designated 100-year and 500-year floodplain.
2. The location, character and design of adjacent buildings:	Storybook Island is located on a parcel of land owned by the City which is developed with baseball fields to the north and northwest and a disc-golf field to the west. Property on the east side of Sheridan Lake Road is void of structural development. Property to the south is developed with one and two-story offices.
3. Proposed fencing, screening and landscaping:	The applicant is not proposing any new landscaping or fencing. There is an existing fence around the Storybook Island facility.
4. Proposed vegetation, topography and natural drainage:	Portions of the property are located in the Federally designated 100-year floodplain. The applicant has obtained a Floodplain Development Permit for the portion of the storage shed that is located in the Federally designated 100-year floodplain.

5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Vehicular access is from Sheridan Lake Road. There is an existing pedestrian pathway located on the west side of the parking lot.
6. Existing traffic and traffic to be generated by the proposed use:	The proposed carousel is accessory to the existing park. It does not appear that the carousel will have a significant impact on existing traffic.
7. Proposed signs and lighting:	The applicant is not proposing any new signage or lighting.
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 property is zoned Flood Hazard District and is located adjacent to Sheridan Lake Road which is identified as a Principal Arterial Street on the City's Major Street Plan. Structures associated with a recreational facility are identified as a conditional use in the district. In addition, the applicant has obtained a Floodplain Development Permit.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The proposed carousel and storage shed are in compliance with the requirements of the Flood Hazard District.
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:	It does not appear that the proposed use will have a negative effect on noise, odor, smoke, dust, air, and water pollution.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	A portion of the proposed shed will be located in the Federally designated 100-year floodplain. The applicant has obtained a Floodplain Development Permit for the proposed location. The stipulation of approval will ensure that future structural development of the property is in compliance with the Zoning Ordinance.

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial
In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:

Comprehensive Plan Conformance – Core Values Chapters	
	A Balanced Pattern of Growth
	NA
	A Vibrant, Livable Community
LC-6.1E	Cultural Assets: The proposed carousel and storage shed are additions to Storybook Island which is identified as a cultural asset.
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-3.1B	Indoor and Outdoor Recreation: Storybook Island is an existing outdoor recreational amenity geared towards young children.

 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: The property is accessed from Sheridan Lake Road which is identified as a Principal Arterial Street on the City's Major Street Plan.
 Economic Stability and Growth	
	NA
 Outstanding Recreational and Cultural Opportunities	
RC-1.1A	Existing Park Maintenance and Enhancement: The proposed carousel is an addition to Storybook Island, an existing recreational amenity.
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	Public Input Opportunities: The requested Conditional Use Permit is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Parks and Greenway
Design Standards:	
NA	Recreational facilities are identified as a primary use in the district.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	West Rapid Neighborhood Area
Neighborhood Goal/Policy:	
WR-NA1.1F	Parks and Greenways: Storybook Island is an existing park amenity. The proposed Major Amendment is for the addition of a carousel and a storage shed.

Findings	
<p>Staff has reviewed the Major Amendment to a Conditional Use Permit to allow structures in the Flood Hazard District pursuant to Chapter 17.28 and Chapter 17.54.030(E) of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The applicant is proposing to add a carousel and a storage shed to an existing recreational facility. The applicant has obtained a Floodplain Development Permit for the portion of the shed located in the Federally designated 100-year floodplain.</p>	

Planning Commission Recommendation and Stipulations of Approval	
<p>Staff recommends that the Conditional Use Permit to allow additional structures in the Flood Hazard District be approved with the following stipulation:</p>	
1.	<p>The Major Amendment to a Conditional Use Permit shall allow the proposed carousel and storage shed to be located in the Flood Hazard District. Any change in use that is a permitted use in the Flood Hazard District and in compliance with the Parking Ordinance shall require the review and approval of a Building Permit. Any change in use that is a Conditional Use in the Flood Hazard District shall require the review and approval of a Major Amendment to the Conditional Use Permit.</p>