



Rapid City Planning Commission

Planned Development Project Report

September 10, 2015

Applicant Request(s)
Case # 15UR020, a Conditional Use Permit to allow a nesting platform to be located in the Flood Hazard District
Companion Case(s) #: N/A

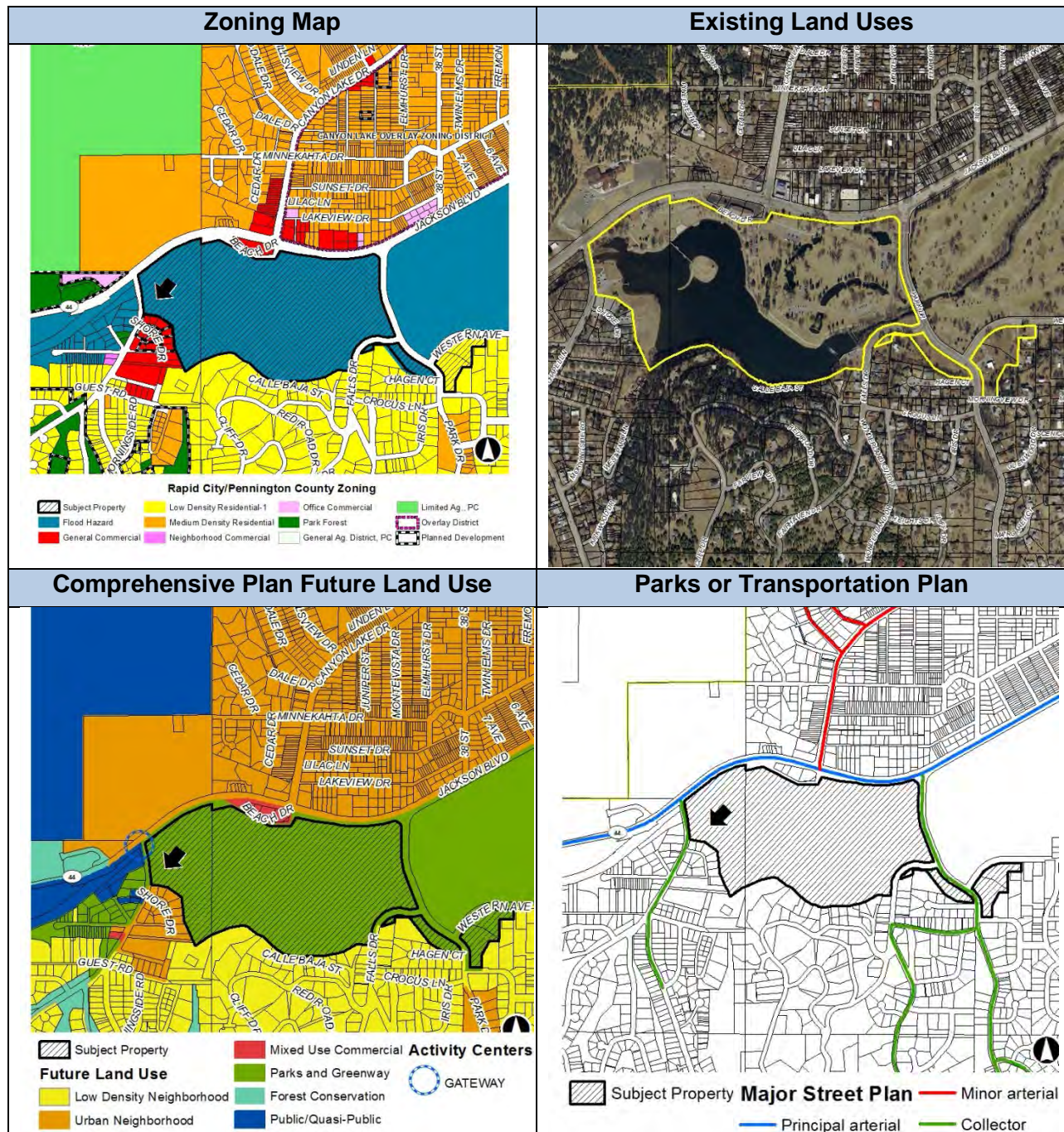
Development Review Team Recommendation(s)
The Development Review Team recommends that the Conditional Use Permit to allow a nesting platform to be located in the Flood Hazard District be approved with the stipulations noted below.

Project Summary Brief
Rapid City Parks and Recreation has submitted this request for a Conditional Use Permit in conjunction with South Dakota Game Fish and Parks to allow an osprey nesting platform to be located in the Flood Hazard District adjacent to Canyon Lake. The proposed design of the platform will be a 4 ft by 4 ft box with a woven wire base and perches around the perimeter. The box will be installed on top of a 30 foot tall wooden utility pole. The structure will be located on the western edge of Canyon Lake, approximately 90 feet west of Chapel Lane. It should be noted that the applicant has already applied for and obtained a Floodplain Development Permit for the construction of the nesting platform.

Applicant Information	Development Review Team Contacts
Applicant: South Dakota Game, Fish, and Parks	Planner: Robert Laroco
Property Owner: City of Rapid City	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Ted Johnson
Parks and Recreation: Alex DeSmidt	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2902 Park Drive
Neighborhood	Sheridan Lake Road Neighborhood
Subdivision	Rapid City Greenway Tract
Land Area	77.8 acres (approximately 3,388,968 sq ft)
Existing Buildings	Existing park amenities, including picnic shelters and a gazebo
Topography	Level
Access	Chapel Lane
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	Yes; Federally Designated 100 Year Floodplain
Other	

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	FHD	PG, Gateway corridor	Canyon Lake and park amenities
Adjacent North	MDR	UN, Gateway corridor	Existing church
Adjacent South	GC/PD	UN, PG, LDN	Single family residences, Canyon Lake reunion cabins
Adjacent East	FHD	PG	Canyon Lake and park amenities
Adjacent West	FHD	PG, Pubic, Gateway corridor	Existing floodplain and Rapid Creek watershed










Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Flood Hazard District	Required	Existing	
Lot Area	N/A	77.8 acres (approximately 3,388,968 sq ft)	
Lot Frontage	N/A	N/A	
Maximum Building Heights	N/A	N/A	
Maximum Density	N/A	N/A	
Minimum Building Setback:			
• Front	N/A	N/A	
• Rear	N/A	N/A	
• Side	N/A	N/A	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	Per RCMC	N/A	
Fencing	Per RCMC	N/A	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.52.030.E of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Conditional Use Permit:	
	Findings
1. The location, character, and natural features of the property;	The property is developed as Canyon Lake Park, part of the Rapid City Parks and Greenway system.
2. The location, character, and design of adjacent buildings;	Property in the vicinity of Canyon Lake Park is developed with a variety of commercial, residential, and office uses.
3. Proposed fencing, screening, and landscaping;	No additional fencing, screening, and landscaping is proposed.
4. Proposed vegetations, topography, and natural drainage;	No additional vegetation, changes to topography, or changes to the natural drainage of the site are proposed.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons;	No pedestrian or vehicular access is required as a part of this development. No changes to the existing vehicular or pedestrian access, parking, or circulation are being proposed.
6. Existing traffic and traffic to be generated by the proposed use;	It is not anticipated that the proposed osprey nest will result in any substantial increase in the traffic in Canyon Lake Park.
7. Proposed signs and lighting;	No signage or lighting is being proposed as a part of this application.
8. The availability of public utilities and services;	The property is serviced by Rapid City water and sewer. No lighting, water, or sewer service is proposed as a part of

	this development.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein;	The proposed osprey nesting platform is an environmental feature and accessory to the existing park amenities. The platform is in compliance with the Comprehensive Plan and the Zoning Ordinance.
10. The overall density, yard, height, and other requirements of the zone in which it is located;	The proposed osprey nesting platform is located in the Flood Hazard District. A Flood Plain Development Permit has been issued for the proposed construction.
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 osprey nesting platform will result in any additional noise, odor, smoke, dust, air pollution or water pollution within the park.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses.	It appears that the proposed osprey nesting platform will not create any adverse impacts on the neighborhood or the existing park amenities. The issued Flood Plain Development Permit will ensure that all construction will have a minimal impact on the area floodplain.

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	
BPG-1.1D	<u>Sustainable Development</u> : The requested platform encourages environmentally friendly, sensitive design of amenities within the City's park system.
 A Vibrant, Livable Community	
LC-5.1D	<u>Public Space and Amenities</u> : The requested platform is an additional amenity provided in our municipal park system for the benefit of its residents.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-2.1A	<u>Limited Development in Risky Areas</u> : The proposed nesting platform is located in a flood prone area. However, construction of nesting platform in compliance with the issued Floodplain Development Permit will ensure that the development will have a minimal impact on the area.
 Efficient Transportation and Infrastructure Systems	
N/A	N/A
 Economic Stability and Growth	
N/A	N/A
 Outstanding Recreational and Cultural Opportunities	
RC-1.1A	<u>Existing Park Maintenance and Enhancement</u> : The proposed nesting platform is

	a amenity which improves and enhances that existing park system for residents and for the natural resources in the Canyon Lake Area.
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities:</u> The requested Conditional Use Permit requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the request. As of this writing, there has been one inquiry into the requested Conditional Use Permit. The property owner did not indicate support nor opposition to the request.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Parks and Greenway, Gateway Corridor
Design Standards:	
GDP-FC1	Preservation of Natural Features: While the proposed platform will result in a structure located within a flood prone area, the issued Flood Plain Development Permit ensures that construction of the platform will have a minimal impact on the floodplain and on the natural features of Canyon Lake Park.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Sheridan Lake Road Neighborhood
Neighborhood Goal/Policy:	
SLR-NA1.1D	Regional Recreation: The proposed platform contributes to the conservation efforts and amenities provided by Canyon Lake Park, a regional recreational destination.

The Development Review Team Recommends that the request for a Conditional Use Permit to allow structure in the Flood Hazard District to be approved for the following reasons:	
•	A Floodplain Development Permit has been issued for the construction of the nesting platform and will ensure that the construction will have a minimal impact on the surrounding floodprone areas.
•	The design of the proposed nesting platform will have a minimal impact on area businesses and residences.
•	The proposed platform encourages conservation efforts in community parks.
•	The proposed platform is an enhancement of the amenities available in Canyon Lake Park.

Staff recommends that the requested Conditional Use Permit be approved with the following stipulations:	
1.	This Conditional Use Permit shall allow for an osprey nesting platform to be located within Canyon Lake Park. All requirements of the Flood Hazard District shall be continually met. All uses permitted in the Flood Hazard District shall be permitted. All conditional uses shall require a Major Amendment to Conditional Use Permit.