



# Rapid City Planning Commission

## Conditional Use Permit Project Report

February 25, 2016

Applicant Request(s)
Case # 16UR001 – Conditional Use Permit to allow a garden, shed and fence for the school in the Flood Hazard District
Companion Case(s) # NA

Development Review Team Recommendation(s)
<b>The Development Review Team recommends that the Conditional Use Permit to allow a garden, shed and fence for the school in the Flood Hazard District be approved with the stipulation noted below.</b>

Project Summary Brief
The applicant has submitted a Conditional Use Permit to allow a garden, shed and fence for the school in the Flood Hazard District. The Rapid City Area School District is proposing to construct a garden with raised beds as a learning tool for students attending Central High School. A Memorandum of Understanding between the school district and the Rapid City Parks and Recreation Department for maintenance and use of the area is in place. Structures located in the Flood Hazard District require a Conditional Use Permit.

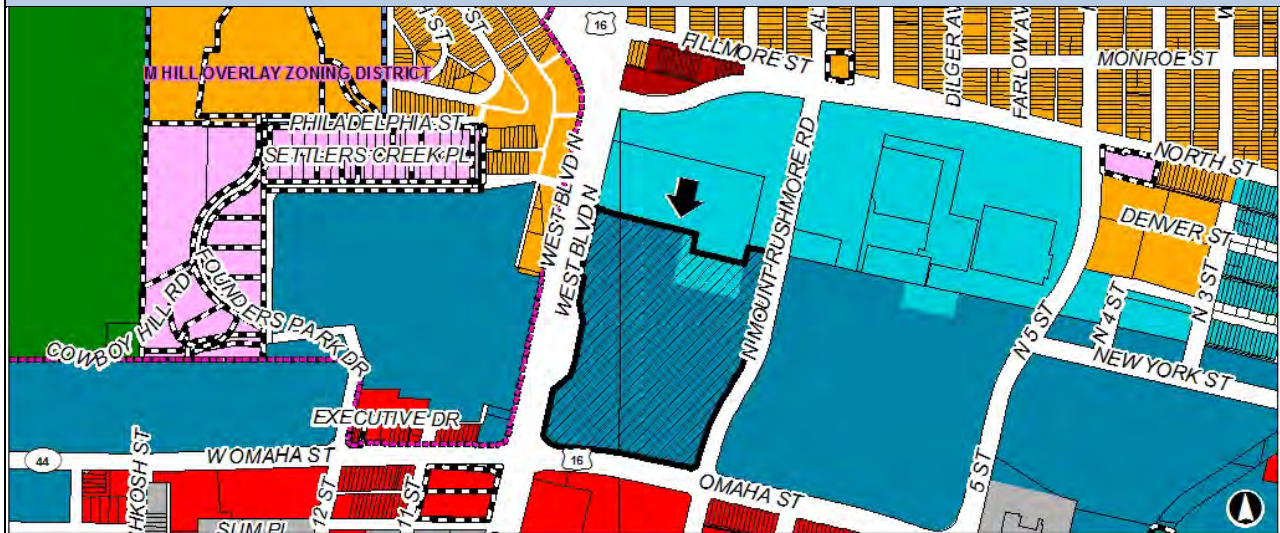
Applicant Information	Development Review Team Contacts
Applicant: Rapid City Area School District	Planner: Fletcher Lacock
Property Owner: City of Rapid City	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	215 Mount Rushmore Road
Neighborhood	North Rapid
Subdivision	Rapid City Greenway Tract
Land Area	27.89 acres
Existing Buildings	Approximately 47,170 square feet
Topography	Property is relatively flat and the majority of the property is located in the Federally designated Floodway and 100-year and 500-year Floodplain
Access	Mount Rushmore 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 Floodway and 100-year and 500-year floodplain
Other	N/A

### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	FH and CC	PG and Entrance Corridor	West Memorial Park
Adjacent North	CC	P/QP and Entrance Corridor	Rapid City Central High School
Adjacent South	GC	DT, MUC, Revitalization Corridor, Gateway	Family Thrift and Knecht's
Adjacent East	FH	PG	Memorial Park
Adjacent West	MDR and FH	PG, UN, Entrance Corridor	Executive Gold Course

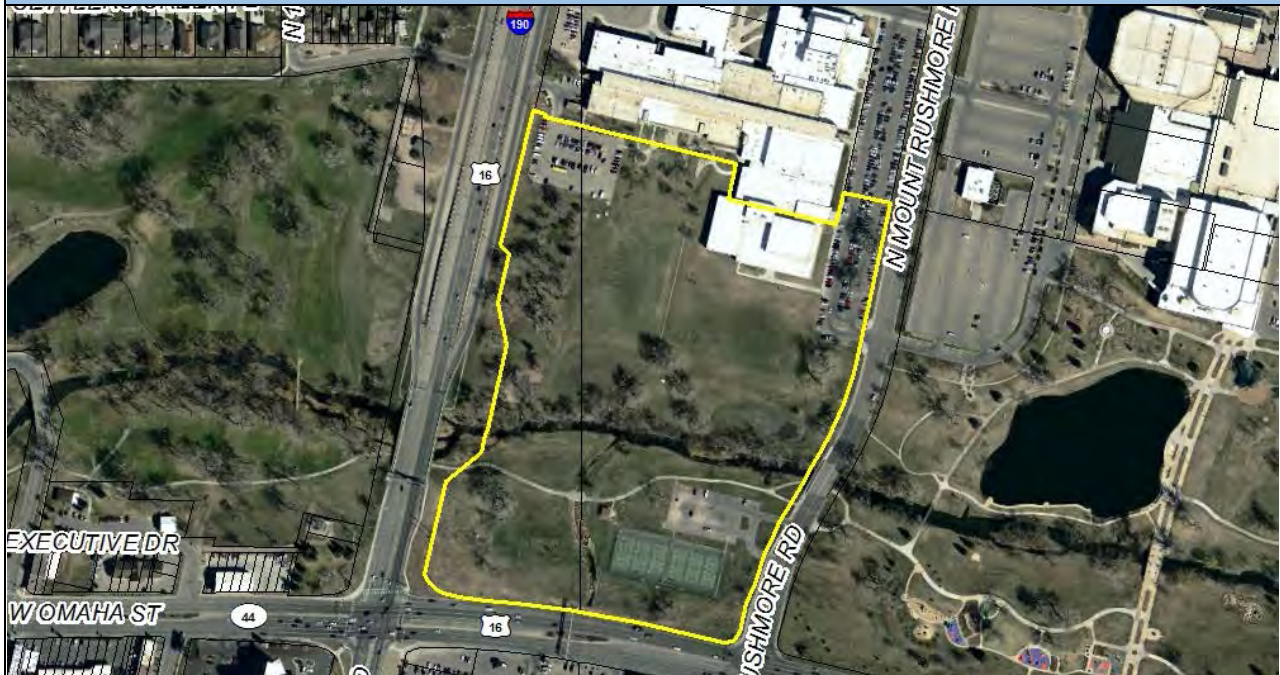
### Zoning Map



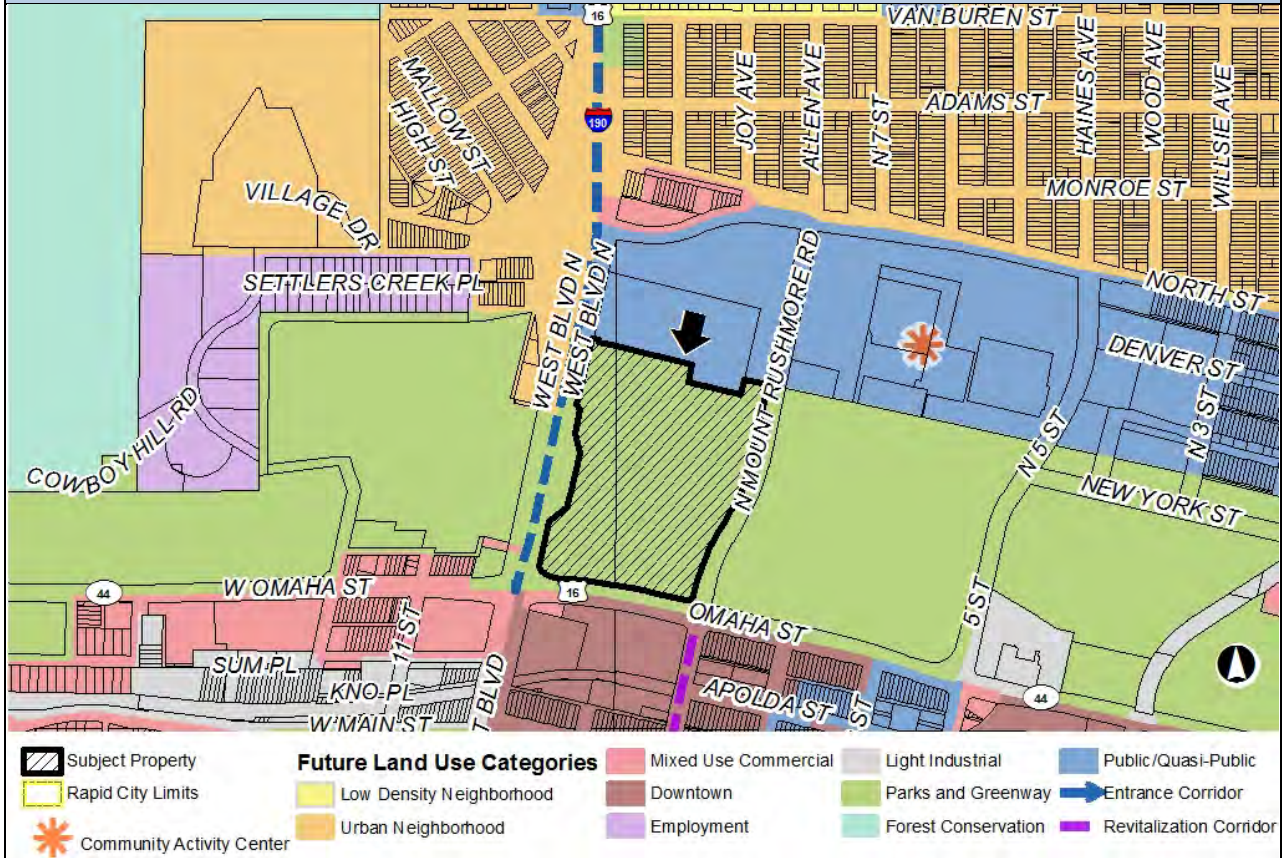
#### Rapid City Zoning

- |                   |                                 |                  |                           |                            |                   |
|-------------------|---------------------------------|------------------|---------------------------|----------------------------|-------------------|
| Subject Property  | Planned Development             | Central Business | General Commercial        | Light Industrial           | No Code           |
| Rapid City Limits | Planned Development Designation | Civic Center     | Hotel/Motel               | Medium Density Residential | Office Commercial |
| Overlay District  |                                 | Flood Hazard     | Low Density Residential-1 | Neighborhood Commercial    | Park Forest       |

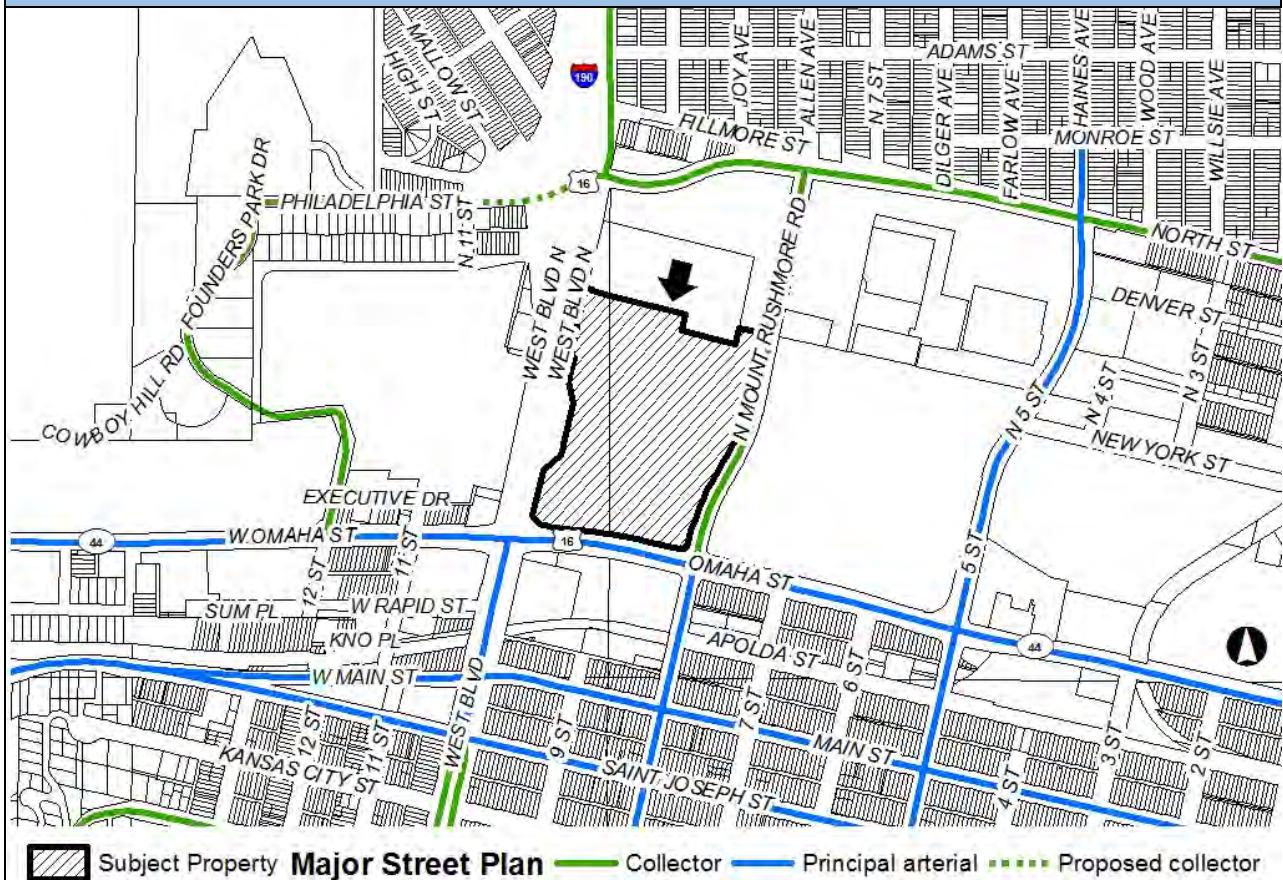
### Existing Land Uses



## Comprehensive Plan Future Land Use



## Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Flood Hazard District	Required	Proposed	
Lot Area	N/A	27.89 acres	
Lot Frontage	N/A	Approximately 3,500 feet	
Maximum Building Heights	N/A	One story	
Maximum Density	N/A	N/A	
Minimum Building Setback:			
• Front	N/A	127 feet	
• Rear	N/A	192 feet	
• Side	N/A	839 feet	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	Not proposing any expansion to the parking lot	
Minimum Parking Requirements:			
• # of parking spaces	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	Two square feet for every linear square foot of frontage	No new signage proposed	
Fencing	N/A	Proposing to enclose the garden space with a six foot high chain link fence	

Planning Commission Criteria and Findings for Approval or Denial	
<b>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</b>	
1. The location, character and natural features of the property:	The property is the location of West Memorial Park. Rapid City Central High School parking and a portion of the school extend onto the property. The applicant is proposing to construct the proposed garden adjacent to the parking lot. The proposed garden is not located within the Federally designated floodplain.
2. The location, character and design of adjacent buildings:	Rapid City Central High School is located to the north of the subject property. A Memorandum of Understanding between the School District and the Parks Department is in place regarding maintenance and use of the garden.
3. Proposed fencing, screening and landscaping:	The applicant is proposing to extend the existing six foot high chain link fence that is located around the parking lot to enclose the garden area.
4. Proposed vegetation, topography and natural drainage:	The area of the garden is outside of the Federally Designated floodplain. The garden will consist of raised planting beds and an equipment shed. The proposed garden will be used as a learning tool for students at Rapid City Central High School.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered	Vehicular access is from Mount Rushmore Road and West Boulevard North. Pedestrian access to the property is located along Mount Rushmore Road, West Boulevard North, and the bike path. There is no sidewalk located

vehicles and provisions for handicapped persons:	along Omaha Street.
6. Existing traffic and traffic to be generated by the proposed use:	The proposed garden is accessory to Rapid City Central High School. It does not appear that the garden will have a significant impact on existing traffic as it will be used by the school and students.
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 Omaha Street, Mount Rushmore Road and West Boulevard North. Structures associated with a recreational facility are identified as a conditional use in the district. The proposed garden does not encroach into the Federally Designated Floodplain.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The proposed garden, shed, and fence 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 Memorandum of Understanding between the School District and the Parks Department is in place regarding the maintenance and use of the garden.

**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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
	N/A
	<b>A Vibrant, Livable Community</b>
LC-3.2A	<b>Park and Facility Maintenance:</b> A Memorandum of Understanding between the School District and the Parks Department is in place regarding the maintenance and use of the garden.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
SHIS-3.1B	<b>Indoor and Outdoor Recreation:</b> The proposed garden is for the use of Rapid City Central High School students as a learning tool.
SHIS-3.2A	<b>Local Food Systems:</b> The proposed garden project promotes the development of local education on agricultural and gardening skills.
SHIS-5.1B	<b>Facility Sharing and Reuse:</b> As noted above, a Memorandum of Understanding is in place for the maintenance and use of the proposed garden facility.

	<b>Efficient Transportation and Infrastructure Systems</b>
	N/A
	<b>Economic Stability and Growth</b>
	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
RC-1.1E	<b>Joint-Use Facilities:</b> As noted above, a Memorandum of Understanding between the School District and Parks Department is in place. The proposed garden is located in West Memorial Park but will be operated and maintained by Rapid City Central High School.
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<b>Public Input Opportunities:</b> The proposed Conditional Use Permit requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. 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.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>Parks and Greenway and Entrance Corridor</b>
<b>Design Standards:</b>	
N/A	Recreational facilities are identified as a primary use in the district.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>North Rapid Neighborhood Area</b>
<b>Neighborhood Goal/Policy:</b>	
NR-NA1.1E	<b>Parks and Greenways:</b> The proposed garden is located in the northwest corner of West Memorial Park. There is a Memorandum of Understanding in place regarding the maintenance and use of the garden.

<b>Findings</b>	
Staff has reviewed the Conditional Use Permit to allow a garden, shed and fence for the school 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 proposed garden meets the definition of a recreational use and will serve as a learning tool for students at Rapid City Central High School. The Memorandum of Understanding will ensure that the garden is maintained.	

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends that the Conditional Use Permit to allow a garden, shed and fence for the school in the Flood Hazard District be approved with the following stipulation:	
1.	The Conditional Use Permit shall allow the proposed garden, shed and fence for the school 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.