



Rapid City Planning Commission

Conditional Use Permit Project Report

February 25, 2016

Applicant Request(s)
Case # 16UR002 – Conditional Use Permit to allow a tent for a wedding 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 tent for a wedding in the Flood Hazard District be approved with the stipulation noted below

Project Summary Brief
The applicant has submitted a Conditional Use Permit to allow a tent for a wedding adjacent to the Reunion Cabin at Canyon Lake Park. The proposed tent is in association with a wedding and will be erected on June 4, 2016 and removed on June 5, 2016. The applicant has indicated that the reunion cabin, formerly the Chophouse, is being rented and will provide the parking for the wedding. Structures located in the Flood Hazard District require a Conditional Use Permit. In addition, the proposed tent will be located in the Federally designated 100-year Floodplain. The applicant has obtained a Floodplain Development Permit.

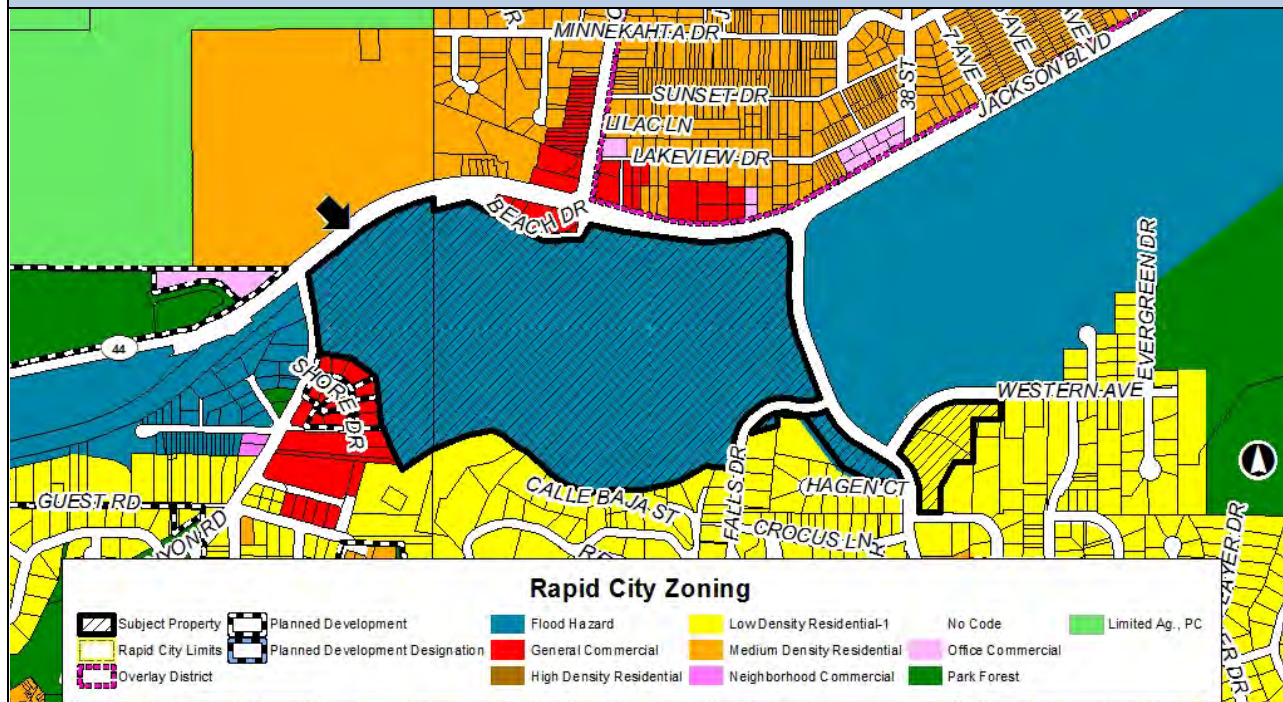
Applicant Information	Development Review Team Contacts
Applicant: Austin Konold and Colleen Vandermay	Planner: Fletcher Lacock
Property Owner: City of Rapid City	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2902 Park Drive
Neighborhood	Sheridan Lake Road
Subdivision	Rapid City Greenway Tract
Land Area	77.8 acres
Existing Buildings	Structures associated with Canyon Lake Park
Topography	The location of the proposed tent is relatively flat
Access	Sheridan Lake Road, Chapel Lane, and Park Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally Designated 100-year floodplain and floodway
Other	N/A

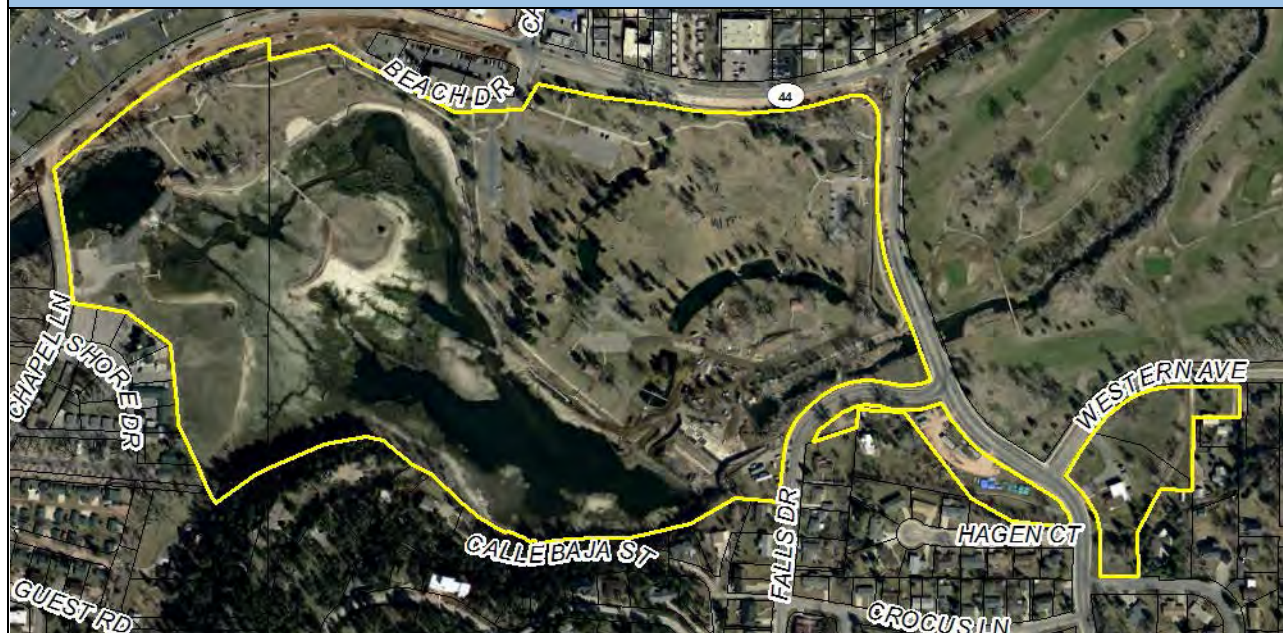
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	FH	PG and Regional Recreation Destination	Canyon Lake Park
Adjacent North	GC and MDR	Un and MUC	Church, residential and commercial uses
Adjacent South	LDR	LDN	Single-family dwellings
Adjacent East	FH	PG	Meadowbrook Golf Course
Adjacent West	FH and GC/PD	UN	Reunion cabin formerly the Chophouse

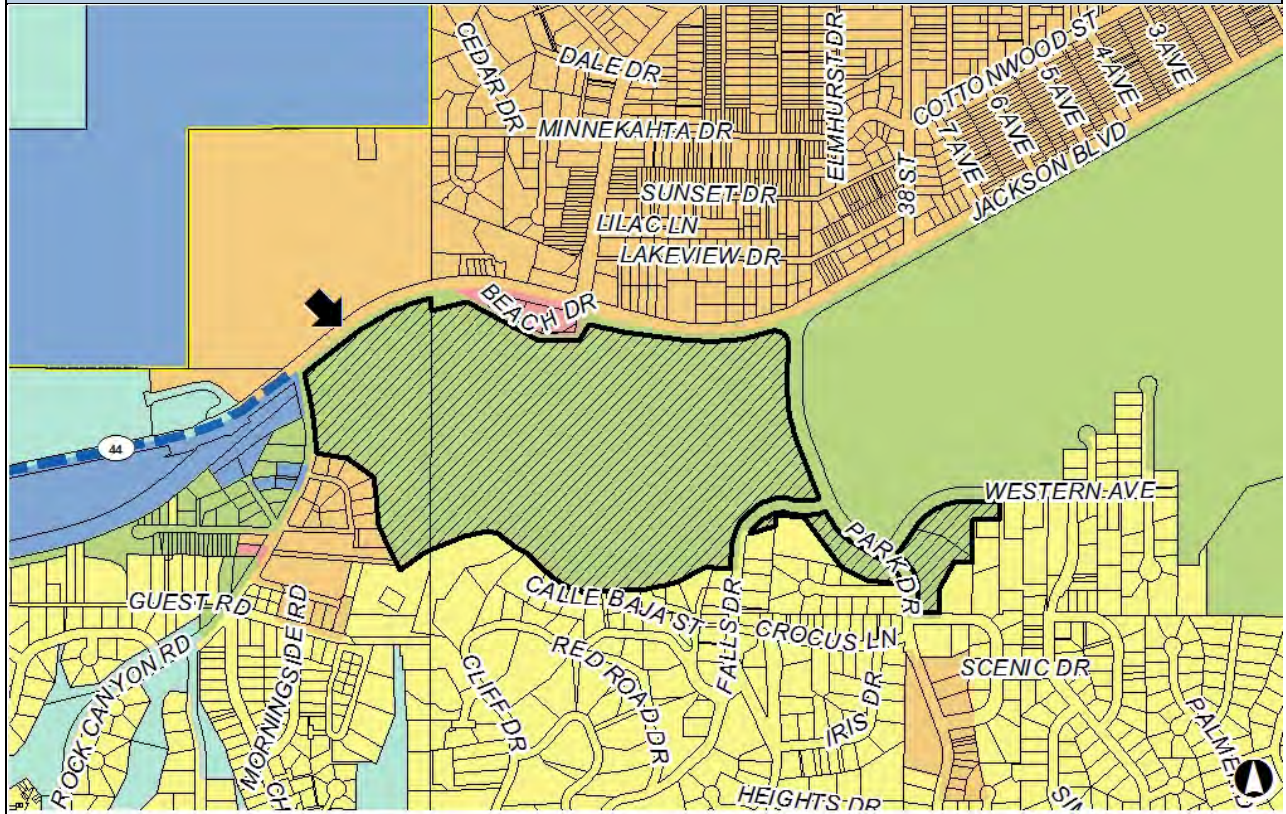
Zoning Map



Existing Land Uses

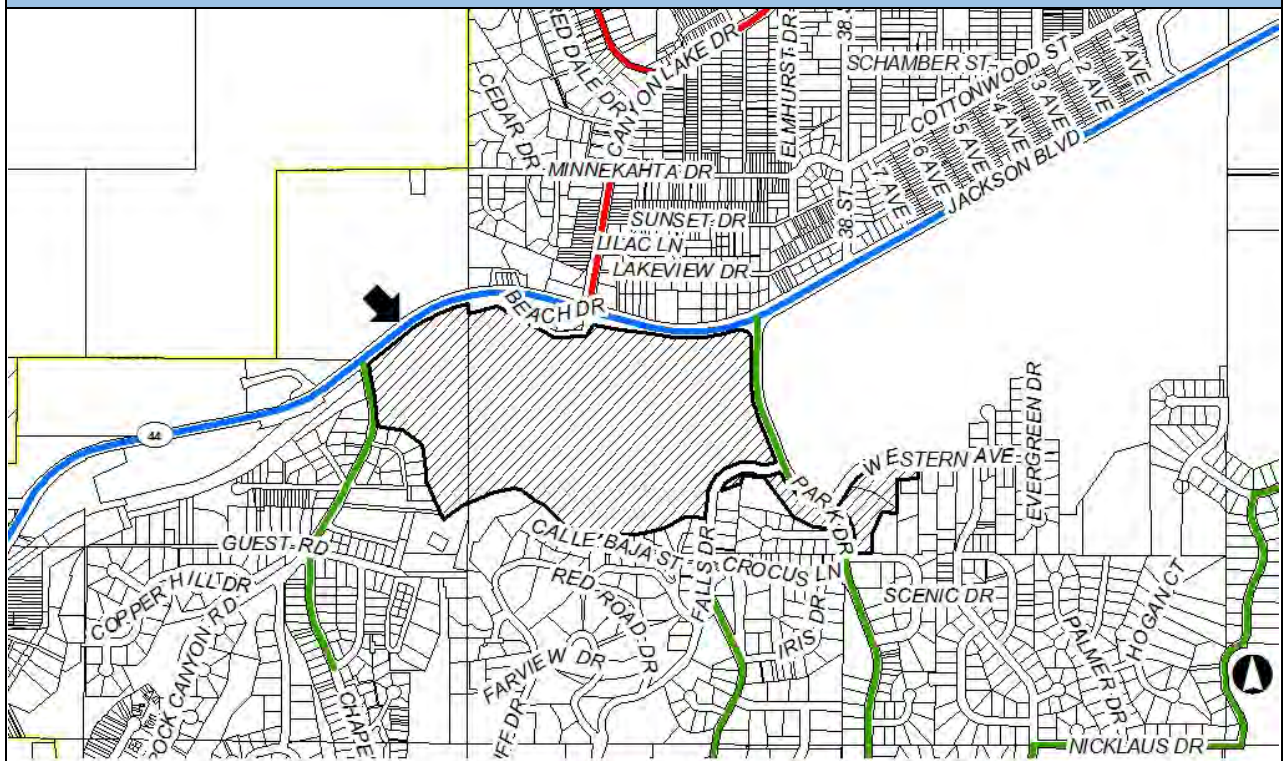


Comprehensive Plan Future Land Use



- | | | | | |
|-------------------|-----------------------------------|----------------------|---------------------|---------------------|
| Subject Property | Future Land Use Categories | Urban Neighborhood | Parks and Greenway | Public/Quasi-Public |
| Rapid City Limits | Low Density Neighborhood | Mixed Use Commercial | Forest Conservation | Entrance Corridor |

Parks or Transportation Plan



- | | | | | |
|-------------------|--------------------------|--------------------|----------------|--------------------|
| Subject Property | Major Street Plan | Collector | Minor arterial | Principal arterial |
| Rapid City Limits | | Proposed collector | | |






Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Flood Hazard District	Required	Proposed	
Lot Area	N/A	77.8 acres	
Lot Frontage	N/A	Approximately 4,200 feet	
Maximum Building Heights	N/A	One story	
Maximum Density	N/A	N/A	
Minimum Building Setback:			
• Front	N/A	N/A	
• Rear	N/A	N/A	
• Side	N/A	40 feet	
• 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	The wedding is in association with the reunion cabin located on the property to the west. There are 116 parking spaces	
• # of ADA spaces	N/A	Four	
Signage	Two square feet for every linear square foot of frontage	No new signage proposed	
Fencing	N/A	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:	The property is the location of Canyon Lake Park. Large portions of the property are located in the Federally Designated 100-year Floodplain. The proposed tent is intended for a wedding and will be erected from June 4, 2016 to June 5, 2016. The tent will be taken down when the event is finished. A Floodplain Development Permit and a Special Event Permit have been obtained for the wedding and tent.
2. The location, character and design of adjacent buildings:	The wedding is being held in conjunction with the Reunion Cabin located on the property to the west. The areas to the north, south, and east are in Canyon Lake Park.
3. Proposed fencing, screening and landscaping:	The applicant is not proposing any landscaping or fencing.
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 tent and a Special Event Permit from the Parks Department.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for	The wedding is in association with the reunion cabin which has access off of Shore Drive. There are 116 parking spaces on the property. The Special Event Permit identifies that the tent will be up from June 4, 2016 to June 5, 2016.

handicapped persons:	
6. Existing traffic and traffic to be generated by the proposed use:	The applicant has obtained a Special Event Permit to use Canyon Lake Park for the wedding and has rented the reunion cabin as a part of the wedding. In the event of a disaster, the reunion cabin has an Emergency Evacuation Plan.
7. Proposed signs and lighting:	The applicant is not proposing any 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. The applicant has obtained a Floodplain Development Permit and a Special Event Permit.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The proposed tent is in compliance with the requirements of the Flood Hazard District since a Floodplain Development Permit has been obtained.
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:	Canyon Lake Park is a recreational facility. There may be elevated noise and food odors in association with the wedding. However, the Special Event Permit is for a limited time and a new Conditional Use Permit will be required for similar events in the future.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The proposed tent will be located in the Federally Designated 100-year floodplain. The applicant has obtained a Floodplain Development Permit for the proposed location. In addition, the applicant has obtained a Special Event Permit through the Parks Department.

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
	N/A
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
	N/A
	Economic Stability and Growth

	N/A
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: 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.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Parks and Greenway
Design Standards:	
N/A	The applicant has obtained a Special Event Permit through the Parks Department for the use of Canyon Lake Park. In addition, a Floodplain Development Permit has been obtained for the tent.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Sheridan Lake Road Neighborhood Area
Neighborhood Goal/Policy:	
N/A	The Conditional Use Permit is for the temporary tent located in the Flood Hazard District. As noted above, a Special Event Permit and a Floodplain Development Permit have been obtained.

Findings	
Staff has reviewed the Conditional Use Permit to allow a tent for a wedding 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 has obtained a Floodplain Development Permit and a Special Event Permit for the proposed tent in association with a wedding. The temporary nature of the use and the association with the reunion cabin ensure that any negative impacts will be mitigated.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Conditional Use Permit to allow a tent for a wedding in the Flood Hazard District be approved with the following stipulation:	
1.	The Conditional Use Permit shall allow a tent for a wedding in the Flood Hazard District from June 4, 2016 through June 5, 2016. 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.