

16PD025

June 15, 2016

I am appealing the June 9, 2016 Planning Commission decision for the Final Planned Development # 16PD025 Buffalo Crossing, to allow construction of a convenience store with a car wash, specifically for the 45 foot tall outdoor pole sign.

A handwritten signature in black ink, appearing to read "Karen Bulman". The signature is written in a cursive, flowing style.

Karen Bulman

Attached: adjacent homeowners

Cheryl + Dann Narkivel	390-9580 Cheryl
ANGELA MORTON	787 8064
Catherine Bannum	791-3229
Juliette Montgomery	343-454
Lammy Schmittgand	710-8714
Al + Betty Sidmore	348-2032
Ern + Bryce Grote	484-7114
Angie + Corie Stephens	342-0940
DUANE + JODIE MADER	431-9903
Harry + Lynn Galbraith	877-2704
Sharon Surdez	381-6229
Mary Lee Rude	343-3646

June 27, 2016

To: Rapid City Council members:

I wish to appeal the June 9, 2016 Planning Commission decision for the Final Planned Development #16PD025 Buffalo Crossing, to allow construction of a convenience store with a car wash, specifically for the 45 foot tall outdoor pole sign with LED lighting.

The Rapid City Comprehensive Plan, adopted by the City Council, states that at entrance corridors, low profile monument signs should be applied to avoid visual clutter, and pole signs should be prohibited. US Hwy 16 and Catron Boulevard is recognized in the Comprehensive Plan as an important entrance corridor into the City. Design principles, as stated, should be applied for this corridor. (I have attached the pages of the Comprehensive Plan that pertain to these comments.)

Approval of any pole and LED signage will set a precedent and will establish these features as acceptable design criteria standards throughout the entrance corridor in stark contrast to the City's Comprehensive Plan.

The location and height of the proposed LED sign will impact the residential neighborhood and is not in compliance with the Comprehensive Plan. (Attached are some pictures indicating the close location of the proposed pole sign to the home owners to the east). As stated in the Planning Department's staff report, "the property is located within a gateway and entrance corridor of the City and within an identified Community Activity Center. Pole signage and LED signage are specifically discouraged as a part of the goals and objectives for gateways and entrance corridors as identified in the Rapid City Comprehensive Plan, which notes that these types of signs should be prohibited in high impact areas and corridors. The location and height of the proposed LED sign may have an impact on the residential neighborhood to the east and is not in compliance with the goals and objectives of the Comprehensive Plan." The report also states that "the approval of pole and LED signage will establish these features as acceptable design criteria and appearance standards throughout the US Highway 16 gateway and entrance corridor."

The Planned Development process allows the City Council the ability to make changes to the sign that will not impact the surrounding neighborhood. The Final Planned Development should have incorporated the City's Adopted Comprehensive Plan. The 45 foot tall sign with LED lighting definitely impacts the surrounding residential area.

I am requesting that the City Council approve the Final Planned Development signage with a monument sign in accordance with the Adopted Comprehensive Plan.

Thank you for your consideration.



Karen Bulman

343-4792 or 391-4492

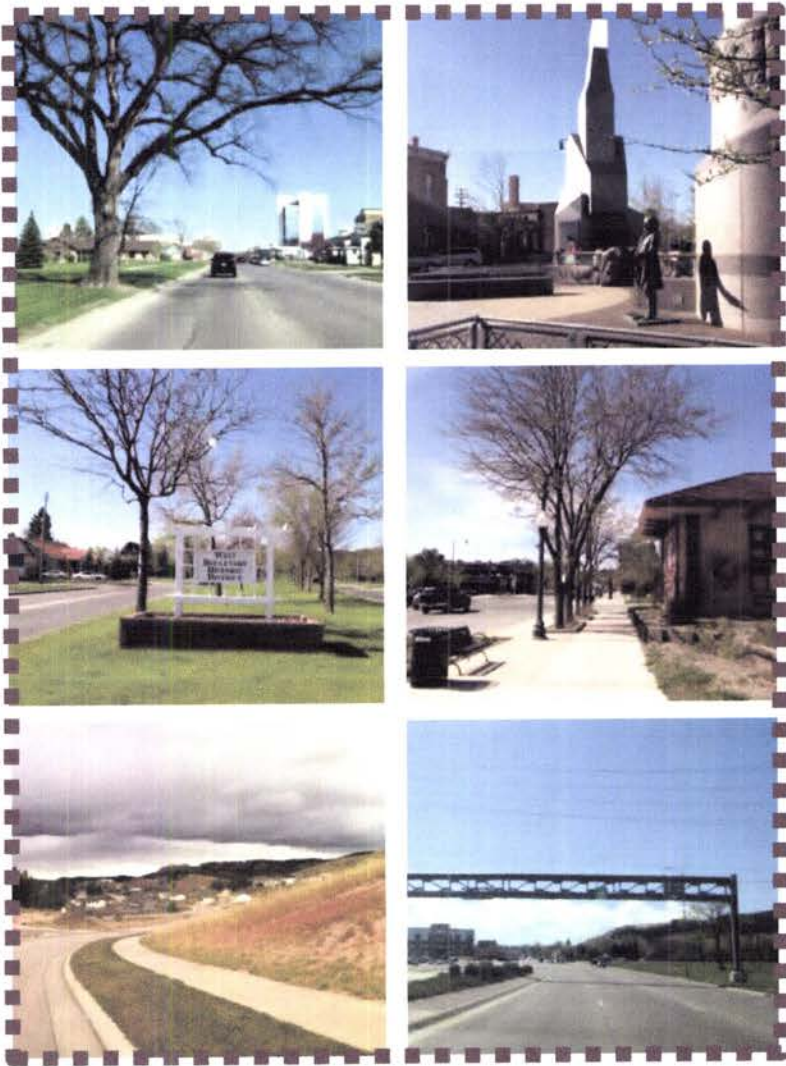
GATEWAYS AND  
ENTRANCE CORRIDORS

The Future Land Use Plan map identifies the following types of gateways and entrance corridors:

- Gateways
- Entrance Corridors

Gateways and entrance corridors are key entrance points into Rapid City. The character and appearance of the public domain in these areas (e.g., streets, landscaping and streetscape, signage, and other urban design elements) help shape the first impression visitors have about the City. As Rapid City continues to grow, care should be taken to ensure gateways and entrance corridors impart a positive image of the community and that public improvements in these locations impart a positive image for visitors and residents alike.

Design principles for gateways and corridors address key considerations for public and private improvements in these locations.



## DESIGN PRINCIPLES FOR GATEWAYS AND ENTRANCE CORRIDORS

### General Design Principles for Gateways and Entrance Corridors (GDP-GEC)

The following design principles apply to all gateways and entrance corridors identified on the Future Land Use Plan map.

#### GDP-GEC1: DIRECTIONAL SIGNAGE

Establish a consistent and well-designed program of directional signage to orient visitors and reinforce the character of Rapid City's gateways and entrance corridors.

#### GDP-GEC2: STREETSCAPE CHARACTER

Enhance the character of designated gateways and entrance corridors as part of future development or revitalization efforts and/or planned utility or roadway improvements as follows:

- Incorporate street trees, sidewalk furniture, special paving, public art, shade structures, median landscaping and monument signage, and a range of landscape treatments in development setbacks;
- Establish a consistent design theme and/or landscape design character that reflects the unique qualities of each gateway or entrance corridor; and

- Underground existing utilities where feasible.

#### GDP-GEC3: MULTI-MODAL CONNECTIVITY

Plan new development along entrance corridors to encourage pedestrian and bicycle activity and facilitate access to existing and planned transit:

- Incorporate detached or wider sidewalks (where right-of-way width allows) and outdoor gathering spaces with seating and other amenities;
- Include parking and storage facilities for bicycles;
- Locate surface parking behind buildings and away from street frontages or use structured parking; and
- Provide direct connections between buildings, parking areas, transit stops, and surrounding neighborhoods.

#### GDP-GEC4: ACCESS MANAGEMENT

Establish centralized access points as appropriate when development occurs to manage traffic circulation and protect the character of the City's gateways and entrance corridors. Pursue joint access agreements or alternative access plans at time of development entitlement for parcels with frontage on a designated gateway or entrance corridor.

#### GDP-GEC5: BUILDING ORIENTATION

Orient development towards entrance corridors and gateways, providing a high level of architectural detailing

and clearly defined entrances for pedestrians. Bring buildings located at major intersections closer to the street to anchor corners and to help form a gateway into adjoining neighborhoods.

#### GDP-GEC6: PARKING DESIGN AND LOCATION

Locate surface parking and loading areas away from the gateways and entrance corridors and screen these features using a combination of landscaping, berming, and/or ornamental fencing.

#### GDP-GEC7: SIGNAGE

Reduce existing—or avoid creating new—visual clutter associated with signage in designated gateways and entrance corridors as follows:

- Limit new development signage to low profile monument signs designed as part of a larger development scheme;
- Use consolidated signage for larger developments to minimize visual clutter; and
- Prohibit pole signs and billboards in these locations.

#### GDP-GEC8: INTERSECTIONS AND CROSSINGS

Design intersections and crossings along entrance corridors with the accessibility and safety of multiple modes in mind, including bikes, pedestrians, and transit.



**US HIGHWAY 16  
NEIGHBORHOOD  
AREA (US16-NA)**

**DESCRIPTION**

The US Highway 16 Neighborhood Area is located in the southwestern portion of the community and includes properties within the City limits and incorporated areas in Pennington County. It is bounded by the Reptile Gardens/Neck Yoke Road intersection on the south and Cathedral Drive/Fairmont Boulevard to the north. Spring Creek passes through the area.

**ISSUES AND  
OPPORTUNITIES**

This Neighborhood Area is set along one of the community's major corridors, US Highway 16. This corridor serves as a primary route for visitors traveling between the City and Mount Rushmore, but also as an important local thoroughfare. The area includes a diverse mix of existing and emerging residential neighborhoods, commercial areas, and employment centers.

South of Moon Meadows Road, the Neighborhood Area features pockets of existing residential development along Spring Creek Road, and clusters of mixed-use commercial development along US Highway 16 could serve these neighborhood areas. Future residential development east and west of the Moon Meadows Road intersection with US Highway 16 will likely increase demand for more commercial uses and services, providing opportunity for a Community Commercial Activity Center in this area.

Further north, along US 16 north of Catron Boulevard, opportunities exist for additional mixed-use commercial, and employment development. This future mixed-use area is envisioned as a setting for high-quality office space, and is located to take advantage of the area's scenic views.

At the northern edge of the Neighborhood Area, the Regional Health area provides existing employment activities, and opportunities exist to further extend and intensify medical and supporting services in this area.

Throughout the Neighborhood Area, topography presents constraints to development, but the area is predominantly located within the Urban Services Boundary and urban development is likely to continue, especially within and adjacent to the existing City limits.

**GOALS AND POLICIES**

**Goal US16-NA1.1:**  
Encourage targeted residential and non-residential growth in the US 16 Neighborhood Area to increase options for housing and services, and to support economic development.

**US16-NA1.1A: RESIDENTIAL GROWTH**

Support expansion and development of new residential neighborhoods in areas within and adjacent to existing City limits. Discourage residential growth south of Moon Meadows Road.

**US16-NA1.1B: MIXED-USE DEVELOPMENT**

Encourage mixed-use development in clusters of activity along US 16 to serve nearby neighborhoods and build a critical mass of activities to support retailers and to avoid stripping out the entire US 16 corridor.

**US16-NA1.1C: COMMUNITY ACTIVITY CENTERS**

Support the development of Community Activity Centers along US 16 at Fairmont Boulevard, Catron Boulevard and near Moon Meadows Road to provide convenient shopping and service options to area neighborhoods. Discourage stripped-out commercial development along the entire corridor.

**US16-NA1.1C: EMPLOYMENT AREAS**

Support the continuation and expansion of mixed-use employment and supporting activities around the Regional Health Center. Encourage office parks and other supporting employment uses to locate along the US 16 corridor, north of Catron Boulevard.

**US16-NA1.1D: ENTRANCE CORRIDORS**

Recognize US 16 and Catron Boulevard as important Entrance Corridors into the City, and encourage coordinated signage, landscaping, and development planning to project a positive image of the community and reflect each corridor's unique qualities. Apply Design Principles for Gateways and Entrance Corridors in the review of future development along these corridors. (See page 110.)











