



Rapid City Planning Commission

Planned Development Overlay Project Report

January 10, 2019

Item #4
Applicant Request(s)
Case #18PD036 – Major Amendment to a Planned Development Overlay to allow an electronic reader board sign
Companion Case(s) N/A

Development Review Team Recommendation(s)
If the Planning Commission determines that the electronic reader board sign is appropriate for the location, staff recommends that the Major Amendment to a Planned Development be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted a Major Amendment to a Planned Development Overlay to allow an electronic reader board sign measuring 51.5 square feet in size. The Planning Commission has directed staff to bring all requests for electronic reader board signs proposed within a Planned Development before the Planning Commission for consideration. The proposed electronic reader board sign is for the Tru by Hilton / Hampton Inn & Suites currently under construction on the property.

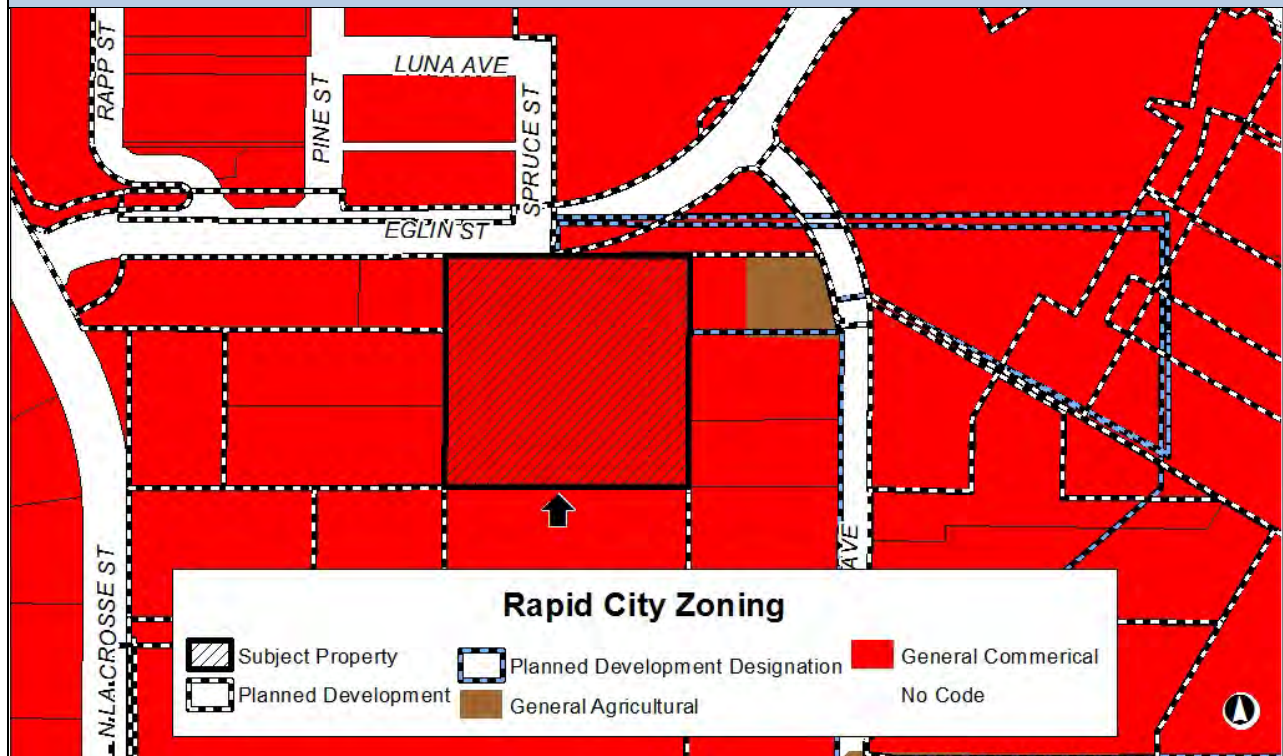
Applicant Information	Development Review Team Contacts
Applicant: Chrisbro 4, LLC	Planner: Fletcher Lacock
Property Owner: Chrisbro 4, Inc.	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 890 feet east of the intersection of Eglin Street and North Lacrosse Street
Neighborhood	North Rapid
Subdivision	Rushmore Center Subdivision
Land Area	5.53 acres (240,887 square feet)
Existing Buildings	33,671 square feet / Hotel
Topography	Drops in elevation from west to east approximately 24 feet
Access	Eglin Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC - PD	MUC	Hotel
Adjacent North	GC - PD	MUC	Void of structural development
Adjacent South	GC - PD	MUC	Wal-Mart
Adjacent East	GC - PDD	MUC	Void of structural development
Adjacent West	GC - PD	MUC	Hotels

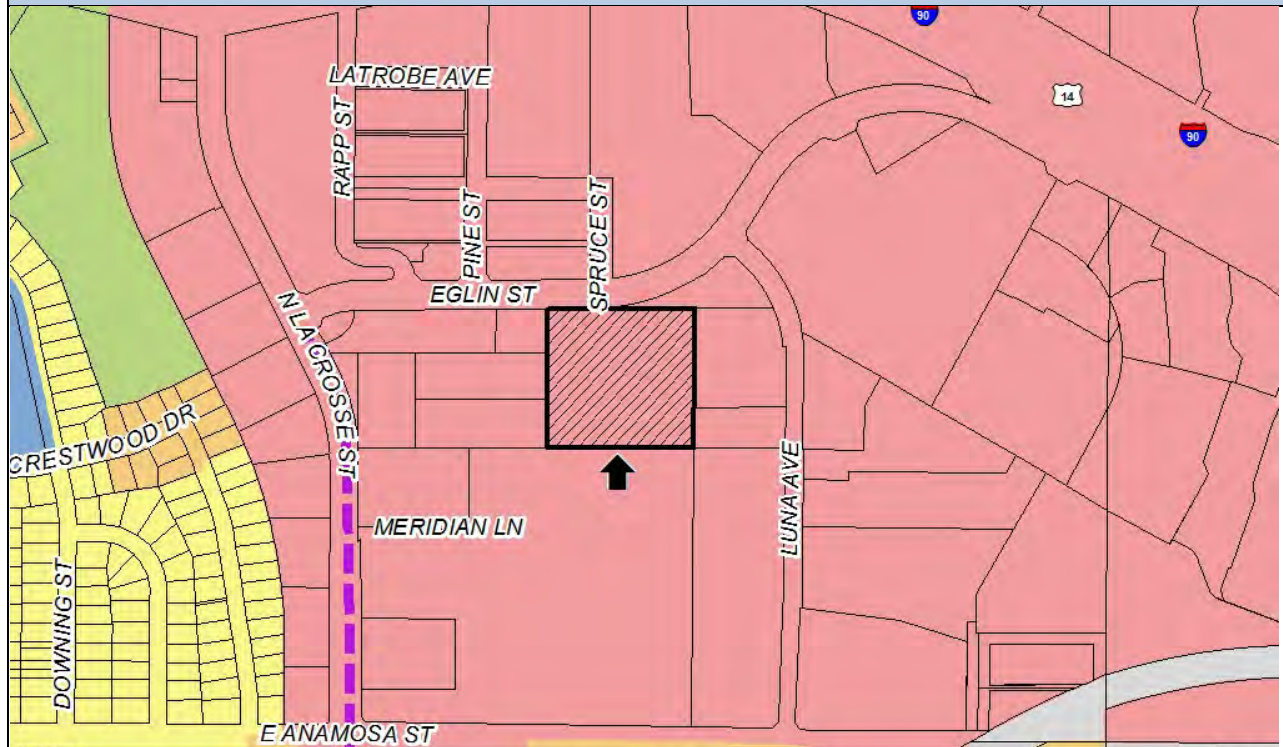
Zoning Map



Existing Land Uses



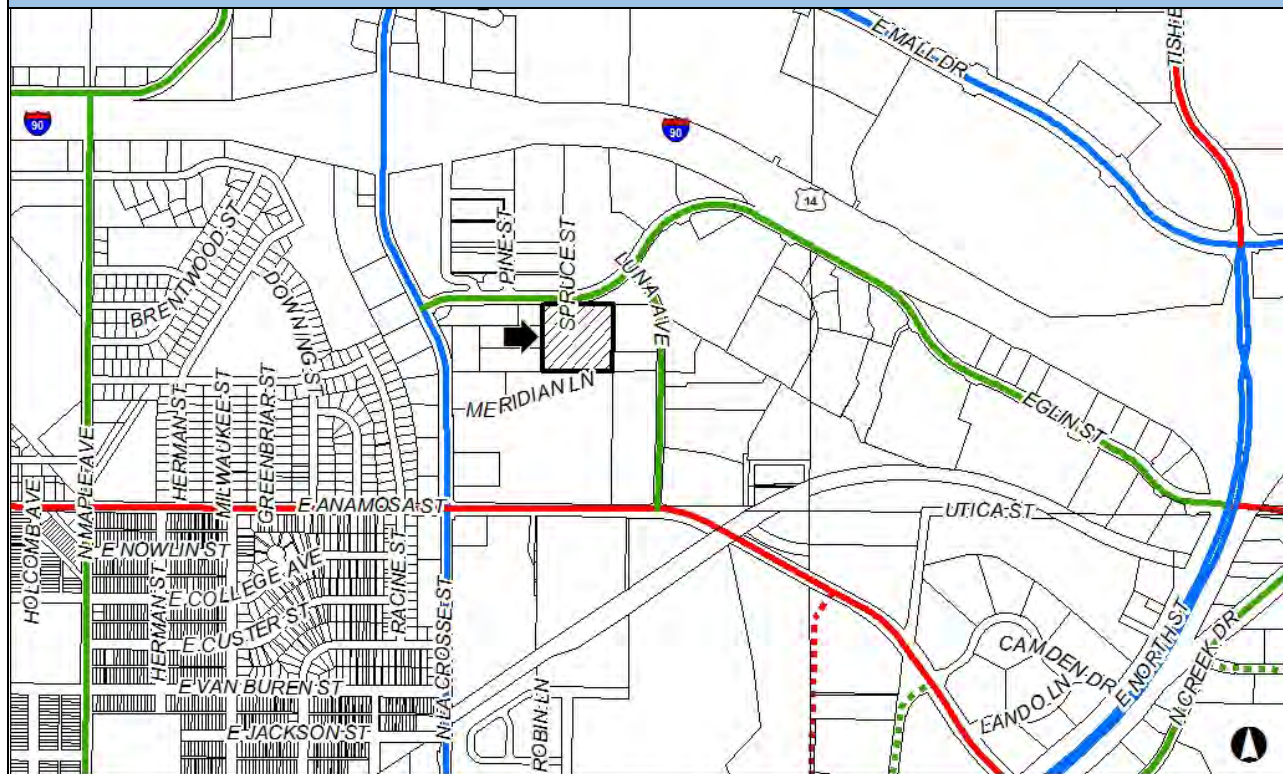
Comprehensive Plan Future Land Use



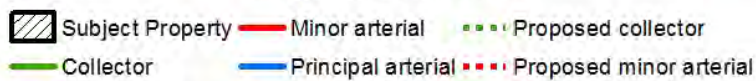
Future Land Use Categories



Parks or Transportation Plan



Major Street Plan









Relevant Case History			
Case/File#	Date	Request	Action
17PD036	10/26/2017	Initial and Final Planned Development Overlay to allow a hotel	Planning Commission approved with stipulations
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	244,887 square feet
Lot Frontage / Width		N/A	Approximately 515 feet
Maximum Building Heights		4 stories or 45 feet	Exception previously granted to allow 49 feet
Maximum Density		75%	20%
Minimum Building Setback:			
• Front		25 feet	132 feet
• Rear		Zero	81 feet
• Side		Zero	92 feet to the west and 68 feet to the east
• Street Side		25 feet	N/A
Minimum Landscape Requirements:			
• # of landscape points		166,309 for Phase I	175,435 for Phase I
• # of landscape islands		4	11
Minimum Parking Requirements:			
• # of parking spaces		218	228
• # of ADA spaces		7 ADA with one being van accessible	8 ADA with 4 being van accessible
Signage		Per Sign Code	Wall signs / proposed pole sign with electronic reader board
Fencing		None Required	None proposed

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Planned Development Overlay:	
Criteria	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	The property is approximately 5.53 acres in size. A hotel is currently under construction on the property. The applicant is proposing to construct a pole sign measuring 25 feet in height with an electronic reader board measuring 51.5 square feet in size. There will also be a static sign measuring 56.8 square feet in size. The proposed signage is in compliance with the Sign Code.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned General Commercial District and a hotel is identified as a permitted use. There is an approved Initial and Final Planned Development Overlay located on the property. As noted above, the Planning Commission has directed staff to bring all requests for electronic reader board signs located within Planned Developments before the Planning Commission for consideration.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations:	The property is zoned General Commercial District and an electronic reader board is allowed as per the Sign Code.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	As noted above, the property is zoned General Commercial District with a Planned Development. A hotel is identified as a permitted use in the district and an electronic reader board sign is allowed as per the Sign Code.

5. Any adverse impacts will be reasonably mitigated:	As per the City's adopted Comprehensive Plan, Rushmore Crossing is identified as a Regional Activity Center. The property abuts Eglin Street which is identified as a Collector Street on the City's Major Street Plan. The hotel provides a service for visitors to the City. As noted above, the Planning Commission has directed staff to bring all requests for electronic reader board signs proposed within a Planned Development before the Planning Commission for consideration.
6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified:	The hotel was previously granted an Exception to allow a height of four stories and 49 feet in lieu of a maximum allowed height of four stories or 45 feet. The proposed pole sign and electronic reader board are in compliance with the Sign Code.

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-1.1A	Compact Growth: The property is located in an area of the City with paved streets and water and sewer infrastructure. The proposed development supports the goal of limiting leapfrog development.
 A Vibrant, Livable Community	
LC-5.1A	Varied Activity Centers: The property is located west of Rushmore Crossing which is identified as a Regional Activity Center. The hotel provides a service to visitors to the City.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: Eglin Street is identified as a Collector Street on the City's Major Street Plan.
 Economic Stability and Growth	
EC-2.1B	Targeted Regional Retail: As noted above, the property is located west of Rushmore Crossing and north of Wal-Mart. The hotel provides a service to visitors to the City.
 Outstanding Recreational and Cultural Opportunities	
	N/A



Responsive, Accessible, and Effective Governance

GOV-2.1A	<p>Public Input Opportunities: The proposed Major Amendment to a Planned Development Overlay 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 Major Amendment to a Planned Development Overlay application is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.</p>
----------	---

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Mixed-Use Commercial
Design Standards:	
N/A	A hotel is identified as a primary use in the Mixed-Use Commercial district. The proposed electronic reader board sign is in compliance with the Sign Code.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	North Rapid
Neighborhood Goal/Policy:	
NR-NA1.1A	Regional Activity Center: The hotel supports the growth and expansion of the Rushmore Crossing Regional Activity Center.

Findings

Staff has reviewed the Major Amendment to a Planned Development Overlay to allow a digital reader board pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The property is currently being developed with a hotel. The applicant is proposing to construct a two-sided electronic reader board sign along Eglin Street which is identified as a Collector Street on the City’s Major Street Plan. The Sign Code allows a pole sign on the subject property with a maximum height of 45 feet and 500 square feet of signage. The proposed pole sign measures 25 feet in height with a total sign area of 109 square feet. As noted above, the Planning Commission has directed staff to bring all requests for electronic reader board signs proposed within a Planned Development before the Planning Commission for consideration.

Planning Commission Recommendation and Stipulations of Approval

If the Planning Commission determines that the electronic reader board sign is appropriate for the location, staff recommends that the Major Amendment to a Planned Development be approved with the following stipulations:	
1.	Acknowledge the previously granted Exception to allow a height of four stories and 49 feet in lieu of the maximum allowed height of four stories and 45 feet;
2.	All signage shall meet the requirements of the Rapid City Sign Code. Any expansion to the proposed electronic reader board sign or new electronic or Light Emitting Diode (LED) signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs;
3.	A Minimum of 218 parking spaces shall be provided for Phase I. Phase II shall require a Major Amendment to the Planned Development; and,
4.	The Major Amendment to a Planned Development Overlay shall allow for a hotel with an electronic reader board sign measuring 51.5 square feet in size. Phase II shall require a Major Amendment to the Planned Development. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development.



Rapid City Department of Community Development

Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

Applicant Request(s)	
Case # 18PD036	Major Amendment to a Planned Development Overlay to allow an electronic reader board
Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met or an Exception shall be obtained;
2.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Development Overlay or a subsequent Major Amendment;
3.	All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
4.	All requirements of the currently adopted Building Code shall be met;
5.	All applicable provisions of the adopted International Fire Code shall continually be met; and,
6.	ADA accessibility shall be provided throughout the structure and site as necessary.