



Rapid City Planning Commission

Planned Development Overlay Project Report

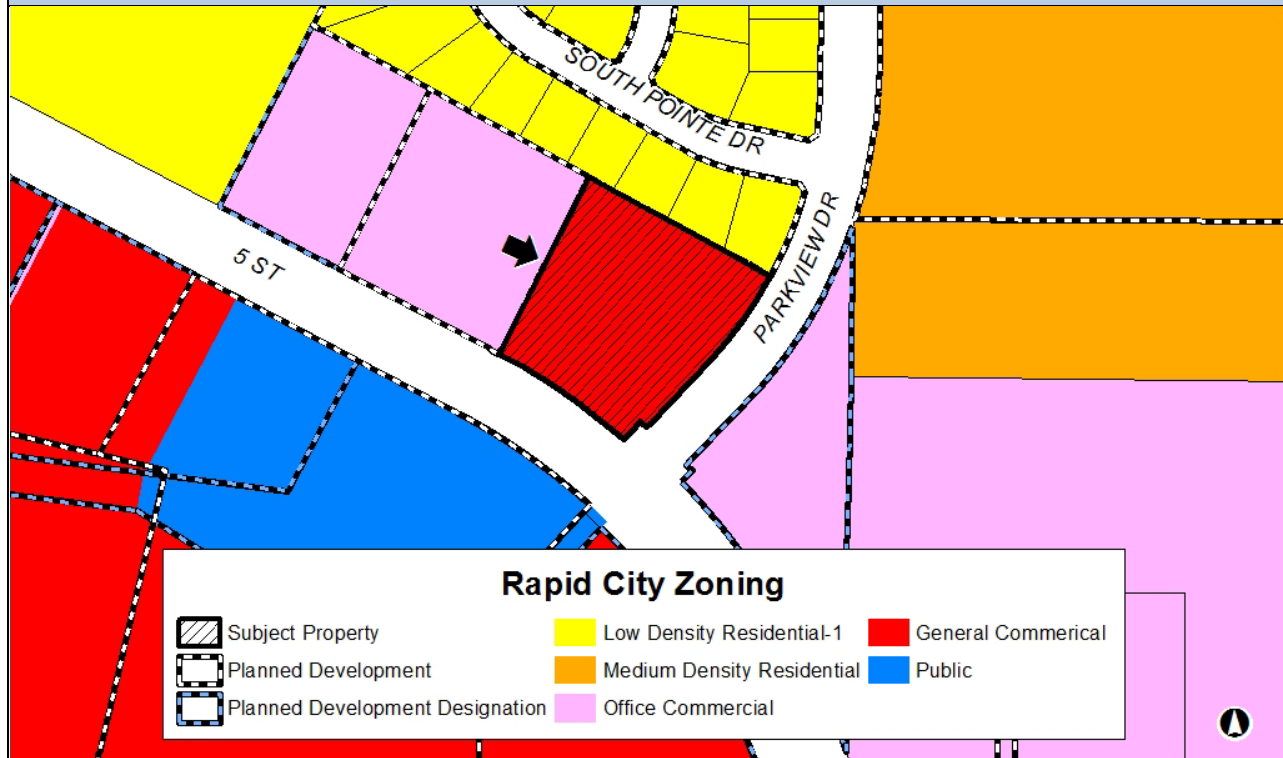
February 7, 2019

Item #5	
Applicant Request(s)	
Case #19PD001 – Major Amendment to a Planned Development Overlay to allow an LED message sign	
Companion Case(s) # N/A	
Development Review Team Recommendation(s)	
If the Planning Commission determines that the proposed LED sign is appropriate, staff recommends that the Major Amendment to a Planned Development Overlay be approved with the stipulations noted at the end of the project report.	
Project Summary Brief	
The applicant has submitted this Major Amendment to a Planned Development Overlay to allow an LED message sign. In particular, the applicant is proposing to construct a pole sign on the corner of 5 th Street and Parkview Drive measuring 30 feet in height. There will be an LED message sign measuring 4 feet by 10 feet and 40 square feet in size. The total signage on the pole sign will measure 150 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 signage is in compliance with the Sign Code. The property is developed with a bank and coffee shop with drive-thru.	
Applicant Information	Development Review Team Contacts
Applicant: MED5, FCU	Planner: Fletcher Lacock
Property Owner: MED5, FCU	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: Conrad's Signs	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	4956 5 th Street
Neighborhood	South Robbinsdale Neighborhood Area
Subdivision	Fifth Street Office Plaza
Land Area	1.72 acres
Existing Buildings	8,400 square feet – Bank and coffee shop
Topography	Rises in elevation from south to north approximately 16 feet
Access	Parkview Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR	LDN	No structural development
Adjacent North	LDR-PD	LDN	Single-family dwellings
Adjacent South	P	MUC	Drainage
Adjacent East	OC-PDD	EC	No structural development
Adjacent West	OC-PD	EC	Mandalay Plaza

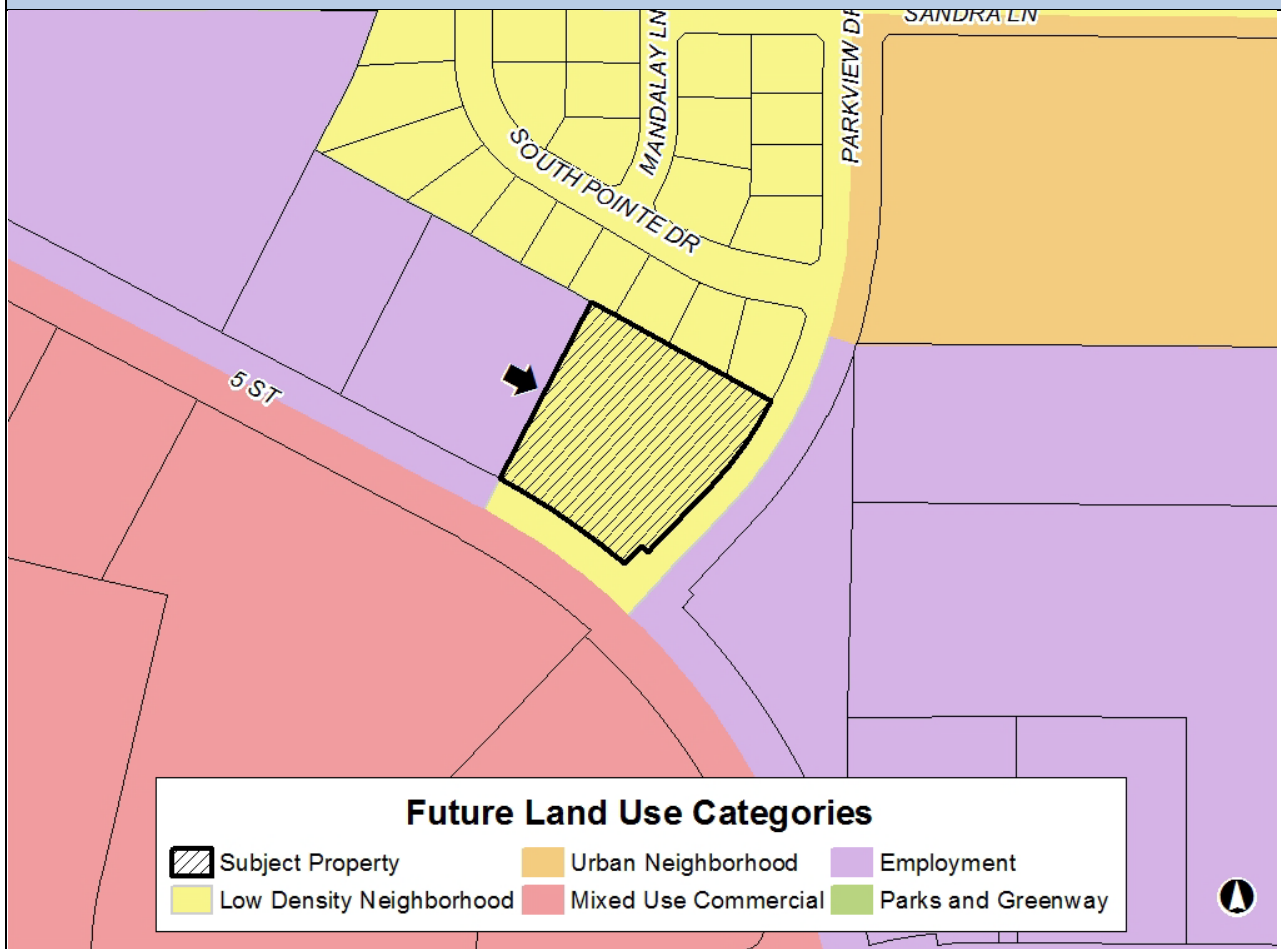
Zoning Map



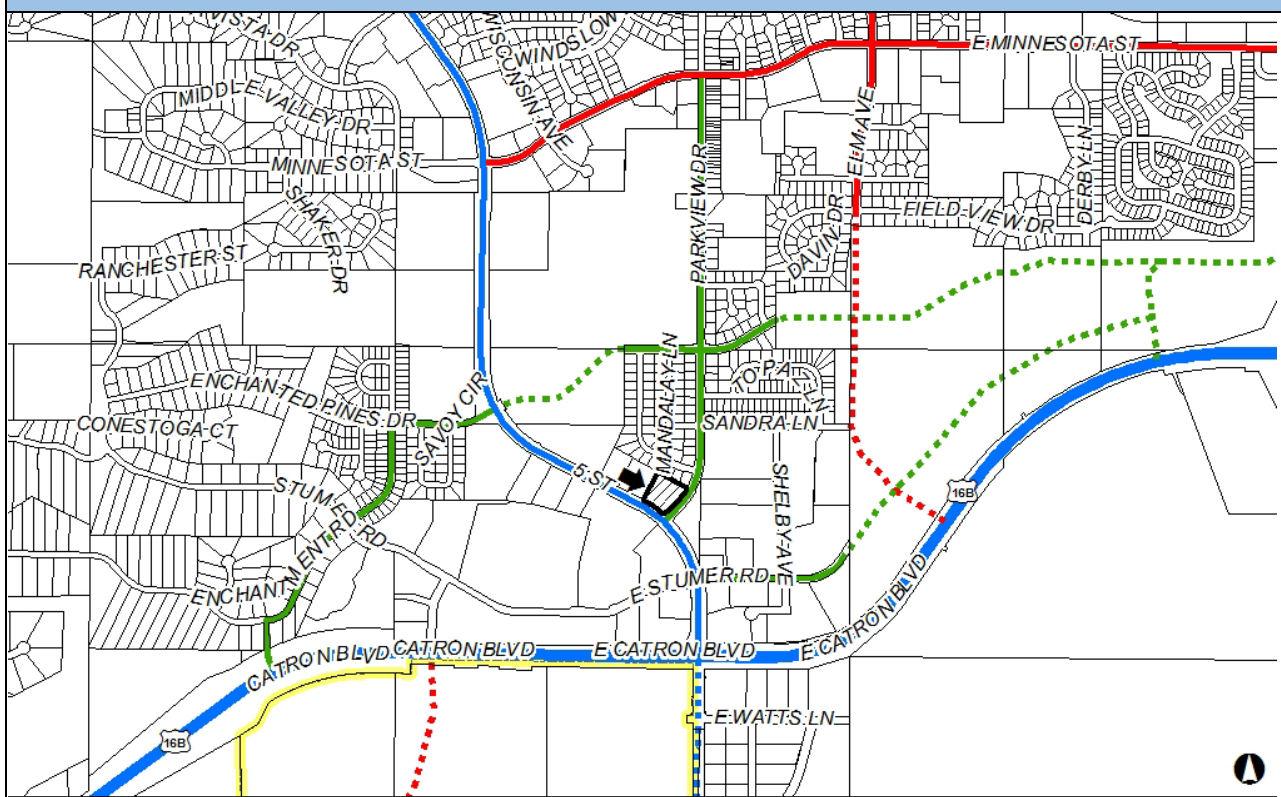
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan





Relevant Case History			
Case/File#	Date	Request	Action
17RZ038	02/20/2018	Rezoning from Low Density Residential District to General Commercial District	Approved in conjunction with Planned Development Overlay
17PD057	01/25/2018	Initial and Final Planned Development Overlay to allow a bank	Approved with stipulations
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	1.72 acres
Lot Frontage / Lot Width		N/A	Approximately 225 feet
Maximum Building Heights		4 stories or 45 feet	2 stories / 33 feet
Maximum Density		75%	17%
Minimum Building Setback:			
• Front		25 feet	47.94 feet
• Rear		15 feet	68.38 feet
• Side		0 feet	58.11 feet
• Street Side		25 feet	102.54 feet
Minimum Landscape Requirements:			
• # of landscape points		66,523	66,750
• # of landscape islands		1	2
Minimum Parking Requirements:			
• # of parking spaces		76 and 16 stacking spaces	76 and 16 stacking spaces
• # of ADA spaces		4	4
Signage		As per RCMC 17.50.080	Wall signage / proposed monument sign / proposed pole sign
Fencing		Screening fence required along north lot line	Existing fence located on properties to the north





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 subject property is approximately 1.72 acres in size and zoned General Commercial District. The property is located north of the intersection of 5 th Street and Parkview Drive. The property is being developed with a bank and coffee shop. The applicant is proposing to construct a pole sign measuring 30 feet in height on the south corner of the property. The pole sign will include an LED message sign measuring 40 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 bank 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 sign 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 bank 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:	<p>On February 20, 2018, the City Council approved a Rezoning request (File #17RZ038) from Low Density Residential District to General Commercial District in conjunction with an Initial and Final Planned Development Overlay to allow a bank and coffee shop. At the time, staff identified that there are four existing single-family dwellings located on the north side of the subject property. Stipulations of approval required landscaping, a screening fence, and additional information regarding the decibel levels of the mechanical equipment. This was required to minimize the impact of the development on the adjacent residential dwellings.</p> <p>The applicant is now proposing to construct a 30 foot high pole sign with an LED message board measuring 40 square feet in size for a total of 150 square feet of signage on the corner of 5th Street and Parkview Drive. The maximum allowed sign height is 45 feet. The applicant has indicated that the sign faces will be perpendicular to the residential properties, facing towards 5th Street. The sign height and orientation should minimize the impact on the adjacent residential properties to the north. The proposed signage is in compliance with the Sign Code.</p>
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:	As noted above, the applicant is not requesting any Exceptions. The proposed signage is 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 a developing commercial corridor located north of the intersection of 5 th Street and Catron Boulevard and on the periphery of a Community Activity Center. There are existing public and private utilities and infrastructure in the area and paved streets.
	A Vibrant, Livable Community
LC-5.1A	Varied Activity Centers: The property is located on the northern periphery of

	the Wal-Mart Supercenter Area – Community Activity Center.
LC-5.1B	Diverse Mix of Uses: The adopted Comprehensive Plan encourages a mix of uses to add variety and economic resiliency in a developing commercial corridor.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: Parkview Drive and 5 th Street are identified as a Collector Street and a Principal Arterial Street, respectively, on the City's Major Street Plan. Access is from Parkview Drive, the lower order street. The street classifications support a commercial use on the subject property.
	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 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 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):	Low Density Neighborhood
Design Standards:	
N/A	The future land use designation of the property is Low Density Neighborhood which reflects the previous zoning of the property. The subject property is located in a Community Activity Center and at the intersection of a Principal Arterial Street and a Collector Street.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	South Robbinsdale Neighborhood Area
Neighborhood Goal/Policy:	
SR-NA1.1C	Employment Activities: The property is located on the north side of the Wal-Mart Supercenter Area – Community Activity Center at the intersection of a Principal Arterial Street and a Collector Street.

Findings	
Staff has reviewed the Major Amendment to a Planned Development Overlay to allow an LED message sign 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 bank and coffee shop with drive-throughs. The applicant is proposing to construct a two-sided electronic reader board at the intersection of Parkview Drive and 5 th Street which are identified as a Collector Street and a Principal Arterial Street, respectively, 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 1,064 square feet of signage. The proposed pole sign	

measures 30 feet in height with a total sign area of 150 square feet with an LED message sign measuring 40 square feet in size. The applicant has indicated that the location, height, and orientation of the proposed sign will minimize the impact on the adjacent residential properties to the north. 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 proposed LED sign in the location proposed is appropriate, staff recommends that the Major Amendment to a Planned Development Overlay be approved with the following stipulations:	
1.	A minimum of 76 parking spaces shall be provided. In addition, four of the parking spaces shall be ADA accessible. One of the ADA spaces shall be “van accessible”. In addition, a minimum of three stacking spaces shall be provided for each bank drive-thru and 7 stacking spaces shall be provided for the coffee shop drive-thru. All provisions of the Off-Street Parking Ordinance shall be continually met;
2.	A Minimum of 66,523 landscape points shall be provided. Any change to the landscape plan shall require the review and approval of an amendment to the Final Planned Development Overlay. All landscaping shall be maintained in a live vegetative state and replaced when necessary;
3.	A six-foot high opaque screening fence shall continually be provided along the north property line. In addition, the proposed landscaping screen shall be continually maintained and replaced when necessary;
4.	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; and,
5.	The Initial and Final Planned Development Overlay shall allow for a commercial development to include a bank with drive-thru lanes and a coffee shop with a drive-thru lane and an LED message sign measuring 40 square feet in size. Any change in 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 # 19PD001	Major Amendment to a Planned Development Overlay to allow an LED message sign
Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction or initiation of use and a Certificate of Occupancy shall be obtained prior to occupancy;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	All requirements of the currently adopted Building Code shall be met;
4.	ADA accessibility shall be provided throughout the structure and site as necessary;
5.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Development or a subsequent Major Amendment to the Planned Development;
6.	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; and,
7.	All applicable provisions of the adopted International Fire Code shall continually be met.