



Rapid City Planning Commission Conditional Use Permit Project Report

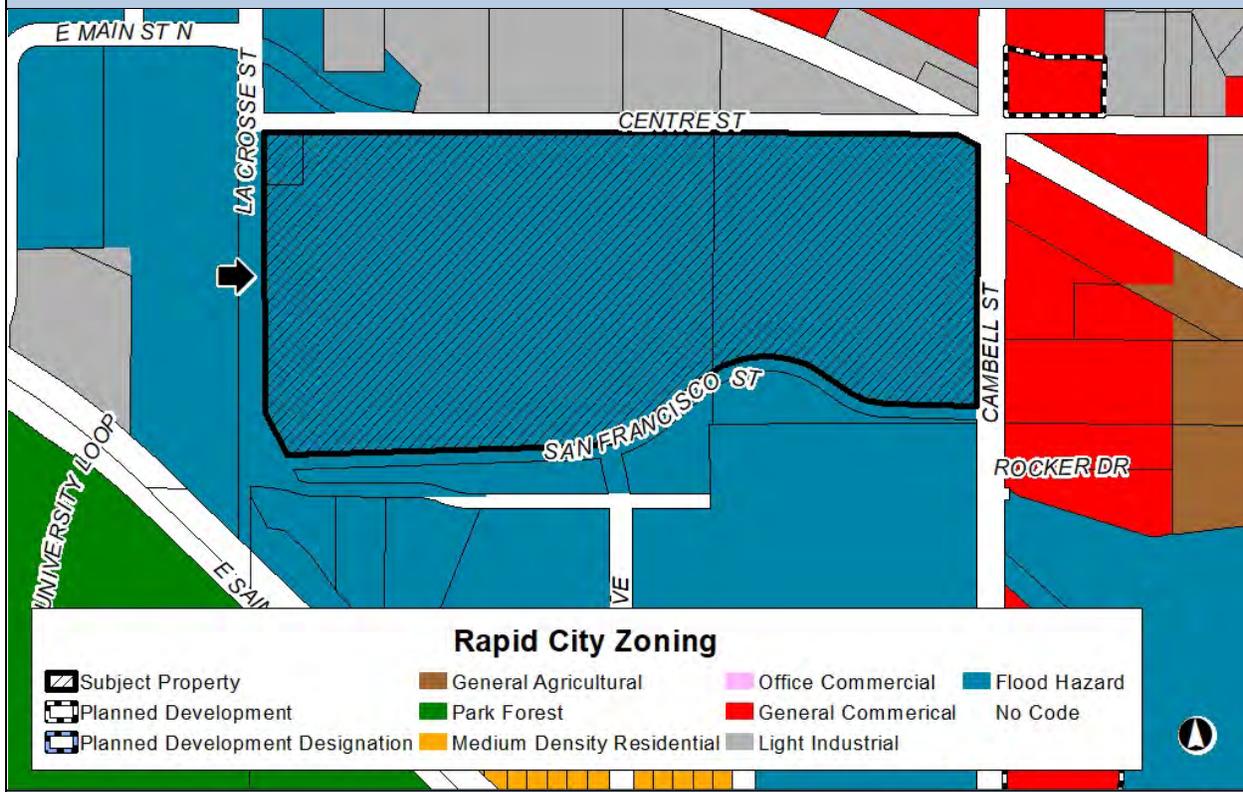
August 6, 2020

Item #5	
Applicant Request(s)	
Case #20UR016 – Major Amendment to a Conditional Use Permit to update an existing electronic reader board sign	
Companion Case(s) N/A	
Development Review Team Recommendation(s)	
Staff recommends approval of the Major Amendment to a Conditional Use Permit to update an existing electronic reader board sign with stipulations as noted below.	
Project Summary Brief	
<p>The applicant has submitted Conditional Use Permit application to replace a previously approved electronic reader board sign on the Central States Fairgrounds. The applicant is proposing to alter the existing pole sign located adjacent to Cambell Street to include a more modern LED reader board sign and sponsorship for the fairgrounds. The proposed sign measures 5.5 feet by 9.25 feet, totaling 51 square feet of illuminated area. Specifically, the applicant is intending to replace the existing 51 square-foot sign with a modern board that will provide better visibility for the fairgrounds. Additionally, the applicant has indicated that they intend to raise the height of the existing pole structure by approximately one foot to accommodate an additional LED illuminated static sign for sponsorship recognition. The current pole sign measures 27 feet in height, while the proposed sign measures 28 feet. The additional signage does not meet the definition of an electronic reader board sign and will not be counted toward the 60 square-foot maximum allowable electronic reader board signage.</p> <p>The subject property is zoned Flood Hazard District and is approximately 22.43 acres in size. On-premise signs, including electronic reader board signs, are a permitted use within the Flood Hazard District. However, the Planning Commission has directed staff to bring all proposed electronic signs that are part of a Conditional Use Permit before the Planning Commission for consideration.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Central States Fair, Inc.	Planner: John Green
Property Owner: Pennington County	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:	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	West of Cambell Street between San Francisco Street and Centre Street
Neighborhood	Downtown/Skyline Drive Neighborhood Area
Subdivision	Section 6, T1N, R8E
Land Area	22.43 acres or 977,051 square feet
Existing Buildings	N/A – Central States Fairgrounds parking area
Topography	Rises 10 feet from south to north
Access	Cambell Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	100 Year
Other	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	FH	P/QP	No Structural Development
Adjacent North	LI	LI	Service Station
Adjacent South	FH	PG	No Structural Development
Adjacent East	GC	MUC	Automotive dealership
Adjacent West	FH	PG	Central States Fairgrounds

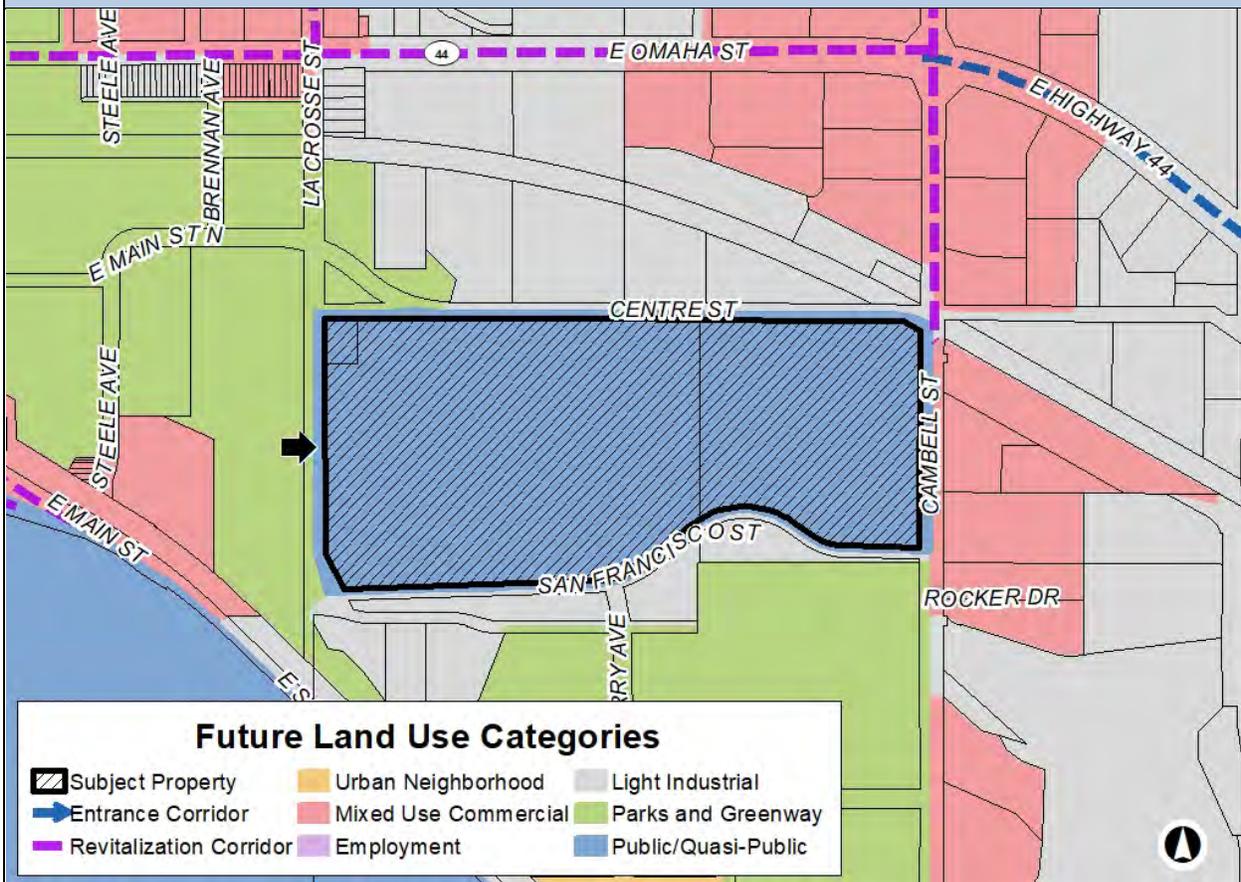
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan

- | | | |
|------------------|--------------------|-------------------------|
| Subject Property | Minor arterial | Proposed collector |
| Collector | Principal arterial | Proposed minor arterial |

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Flood Hazard District	Required	Proposed	
Lot Area	N/A	22.43 acres or 977,051 square feet	
Lot Frontage / Width	N/A	2,879 feet	
Maximum Building Heights	N/A	N/A	
Maximum Density	N/A	0%	
Minimum Building Setback:			
• Front	N/A	9 feet	
• Rear	N/A	N/A	
• Side	N/A	N/A	
• 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	N/A	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC Section 17.50.100	Proposing 51 square feet of LED signage	
Fencing	Pursuant to RCMC Section 17.50.340	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
<p>Pursuant to Section 17.54.030 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow a reader board sign:</p>	
<p>1. The location, character and natural features of the property:</p>	<p>The subject property is zoned Flood Hazard District and is approximately 22.43 acres in size. The property is located west of Cambell Street, between San Francisco Street and Centre Street. The existing pole sign that the applicant is updating is located adjacent to Cambell Street, approximately 270 feet north of the intersection of Cambell Street and San Francisco Street. On-premise signage, including LED electronic reader board signs, are a permitted use within the Flood Hazard District. Any change or update to the previously approved electronic reader board sign requires the review and approval of a Major Amendment to the Conditional Use Permit, triggering the review for this application.</p>
<p>2. The location, character and design of adjacent buildings:</p>	<p>The properties to the south and the west of the subject property are zoned Flood Hazard District, but are currently void of any structural development. The property located north of the subject property is zoned Light Industrial District and is developed as a service station. The property directly east of the subject property is zoned General Commercial District and is the location an automobile sales lot.</p>

3. Proposed fencing, screening and landscaping:	Pursuant to Rapid City Municipal Code Section 17.28, landscaping, fencing, and screening are not required with development in the district.
4. Proposed vegetation, topography and natural drainage:	No additional vegetation, or change in topography and natural drainage are proposed as a part of this application.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	The subject property is currently accessed via single driveways off of San Francisco Street, Cambell Street, and Centre Street. A paved parking area is located at the western boundary of the property, adjacent to a fairgrounds expo building, while a gravel parking area for trailers is located on the northeast corner of the property.
6. Existing traffic and traffic to be generated by the proposed use:	The proposed alterations to the existing pole sign are not anticipated to increase traffic to the site.
7. Proposed signs and lighting:	The applicant is proposing to alter an existing pole sign located adjacent to Cambell Street to include a more modern LED reader board sign and sponsorship for the fairgrounds. Specifically, the applicant is intending to replace the existing 51 square-foot LED sign with a modern board that will provide better visibility for the fairgrounds. Additionally, the applicant has indicated that they intend to raise the height of the existing pole structure from 27 feet to 28 feet to accommodate an additional LED illuminated static sign for sponsorship recognition. The additional signage does not meet the definition of an electronic reader board sign and will not be counted toward the 60 square-foot maximum allowable electronic reader board signage. All signage must be in compliance with Rapid City Municipal Sign Code prior to issuance of a sign permit or a Variance must be obtained.
8. The availability of public utilities and services:	The property is currently served by Rapid City water and sewer.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	Alteration of the existing LED reader board sign requires review and approval of a Conditional Use Permit, requiring public notification and review before the Planning Commission.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The proposed signage is in compliance with all applicable area regulations for the Flood Hazard District. In particular, a Flood Plain Development Permit is not required for the sign because it is located outside of the federally designated flood plain.
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:	The proposed alteration to the existing LED signage is not anticipated to cause any adverse effects associated with noise, odor, smoke, dust, air, or water pollution on adjacent properties. The proposed signage must be in compliance with all brightness standards set forth by the Rapid City Municipal Sign Code.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The stipulations of approval will ensure that adverse impacts from the proposed signage are reasonably mitigated.

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
TI-2.1A	Major Street Plan Integration: The subject property is currently accessed via Cambell Street, which is identified as a Principal Arterial Street on the City's Major Street Plan. Additionally, the property is accessed via driveways on San Francisco Street and Centre Street, identified as a Collector Street and Local Street, respectively.
	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 property boundary. The requested Conditional Use Permit application 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):	Public/Quasi-Public
Design Standards:	
N/A	

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Downtown/Skyline Drive neighborhood Area
Neighborhood Goal/Policy:	
N/A	

Findings
Staff has reviewed the Major Amendment to a Conditional Use Permit to alter a previously approved electronic reader board sign pursuant to Chapter 17.54.030 of the Rapid City

Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The applicant is proposing to alter an existing pole sign on the subject property by adding an additional 70 square-foot sign (5 feet by 14 feet) relating to sponsorship of the fairgrounds and to replace the existing 51 square-foot (5.5 feet by 9.25 feet) LED electronic reader board sign. The proposed alterations meet all requirements for development standards and are being reviewed as a Major Amendment to a Conditional Use Permit due to the presence of the electronic reader board sign. The Planning Commission has directed staff to bring forward all electronic reader board signs located within a Planned Development Overlay or Conditional Use Permit for special consideration.

Staff recommends approval of the Conditional Use Permit to allow a reader board sign with the following stipulations:

1.	All signage shall continually conform to the Sign Code. Expansion or relocation of any electronic reader board signs shall require the review and approval of a Major Amendment to the Conditional Use Permit. A Sign Permit shall be obtained for the proposed signs; and,
2.	The Conditional Use Permit shall allow for a 51 square-foot electronic reader board sign with a 70 square-foot static LED sign identifying sponsorship. Any expansion or relocation of the proposed electronic reader board sign shall require the review and approval of a Major Amendment to the Conditional Use Permit. All uses permitted in the Flood Hazard District shall be permitted with approval of a Building Permit. Any change in use or expansion of 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.

Rapid City Department of Community Development

Development Review Advisories

<i>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.</i>	
	Applicant Request(s)
Case # 20UR016	Major Amendment to a Conditional Use Permit to revise an existing reader board sign
Companion Case(s) N/A	N/A
ADVISORIES: Please read carefully!	
1.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
2.	All requirements of the currently adopted Building Code shall be met;
3.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Conditional Use Permit or a subsequent Major Amendment;
4.	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,
5.	All applicable provisions of the adopted International Fire Code shall continually be met.