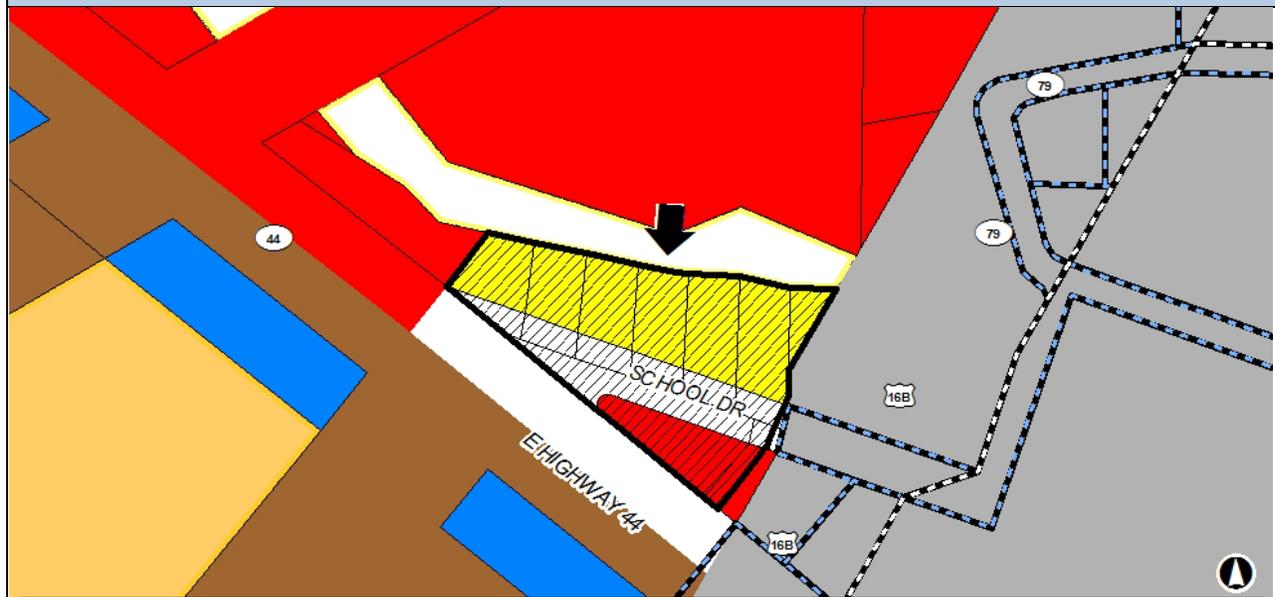




### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR	MUC, Gateway Corridor	No structural development.
Adjacent North	GC	MUC	Church/Religious institution
Adjacent South	GC, Public	MUC, Pubic Use, Gateway Corridor	No structural development
Adjacent East	LI/PD	Light Industrial, Gateway Corridor	Utility company offices
Adjacent West	GC	MUC, Gateway Corridor	Commercial/retail/services

### Zoning Map



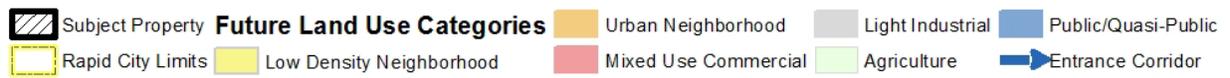
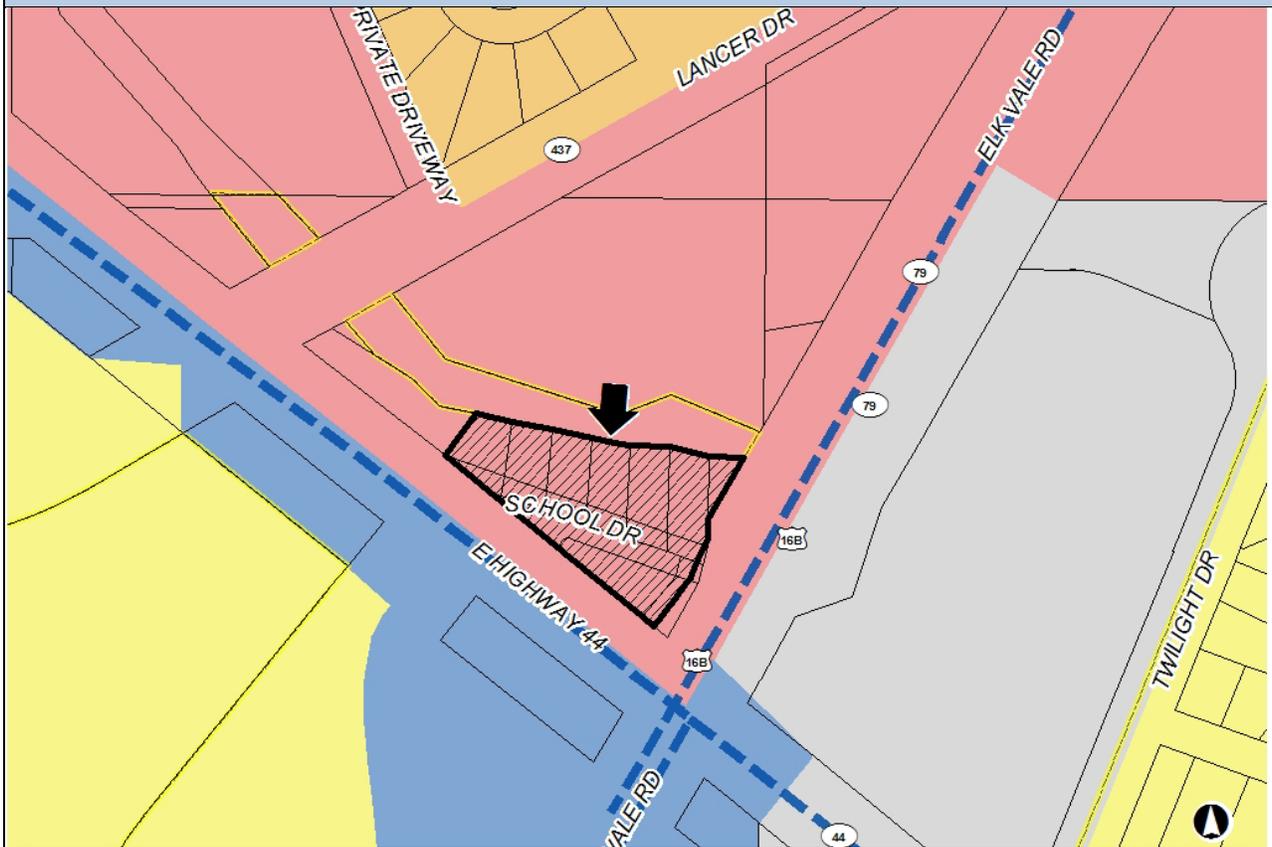
### Rapid City/Pennington County Zoning



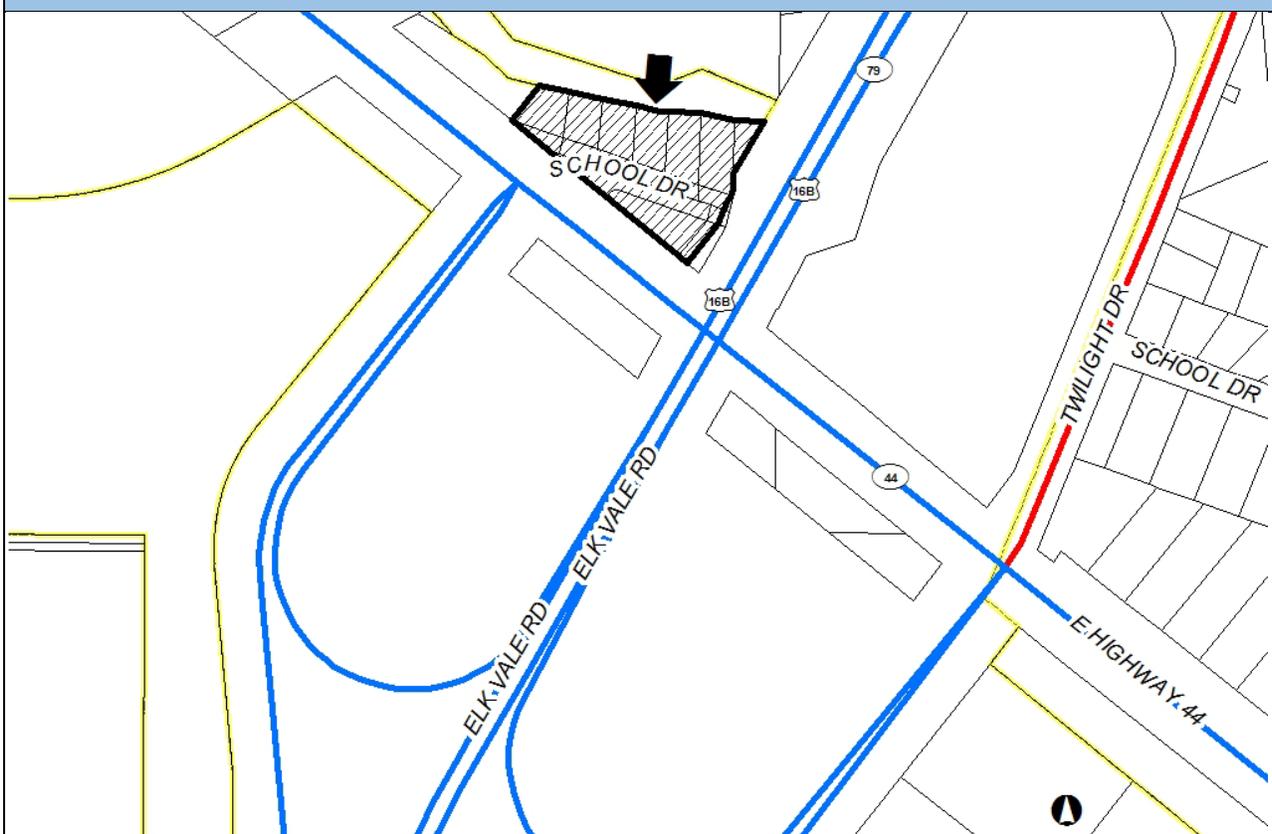
### Existing Land Uses



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	No minimum required	2.203 acres, approximately 95,963 sq ft	
Lot Frontage	No minimum required	Approximately 300 ft	
Maximum Building Heights	4 stories, 45 feet	1 story, 20 feet maximum	
Maximum Density	75%	15.37%	
Minimum Building Setback:			
• Front	25 ft to East Highway 44	40 ft to East Highway 44	
• Rear	0 ft to north property line	30 ft to north property line	
• Side	0 ft to west property line	Approximately 220 ft to west property line	
• Street Side	25 ft to Elk Vale Road	46 ft to east property line	
Minimum Landscape Requirements:			
• # of landscape points	81,211 points required	91,765 points proposed	
• # of landscape islands	1 required	Minimum 1 proposed	
Minimum Parking Requirements:			
• # of parking spaces	57 +3 stacked	58 +3 stacked	
• # of ADA spaces	3 ADA, 1 van accessible	3 ADA, 2 van accessible	
Signage	<ul style="list-style-type: none"> <li>• 45 ft maximum height pole signage</li> <li>• LED signage required PC approval</li> <li>• Total signage permitted:</li> <li>• 1,726.82 sq ft ground signage</li> <li>• 1,726.82 sq ft wall signage</li> </ul>	<ul style="list-style-type: none"> <li>• <b>46.25</b> ft tall pole sign, 301.17 sq ft total</li> <li>• <b>25 ft tall pole sign with a two-sided LED message center, 54.86 sq ft total LED signage, 266.53 sq ft total</b></li> <li>• 8 wall signs totaling 343.3 sq ft</li> <li>• Total signage proposed: <b>917 sq ft.</b></li> </ul>	
Fencing	Per RCMC	Per RCMC	

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 in a request for a Planned Development:	
	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 comprised of approximately 2.203 acres zoned a combination of Low Density Residential District and General Commercial District. There are no conditions existing on the property due to its size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The requested rezone will zone all property within the development to General Commercial District. A convenience store with gas sales is a permitted use in the General Commercial District. The proposed car wash is a conditional use in the General Commercial District. The requested <b>46.25-foot-tall</b> pole sign is <b>1.25 feet</b> taller than permitted by the Rapid City Sign Code. The applicant has submitted this request for a Final Planned Development in order to allow review of the requested conditional use as well as to request an Exception for the height of the proposed pole sign. As such, the application of the Zoning Ordinance to this piece of property does

<p>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;</p>	<p>not create an undue difficulty or undue hardship.</p> <p>The applicant has requested an Exception to increase the height of one of the two proposed pole signs from 45 feet to <b>46.25 feet</b>. The proposed sign is <b>1.25 feet (2.7 percent)</b> taller than currently allowed by Rapid City Sign Code. The proposed <b>46.25-foot-tall</b> pole sign will expose illuminated signage at a higher elevation than the balance of signage in the East S.D. Highway 44 corridor, and could have a negative impact on the surrounding area. In addition, the Rapid City Comprehensive Plan notes that in Entrance Corridors to the city, steps should be taken to reduce/avoid visual clutter by limiting signage design to low profile monument signage, use of consolidated signage, and prohibition of pole signs and Light Emitting Diode (LED) message centers. <b>Based on the recommendations of the Comprehensive Plan, staff cannot support any additional height of pole signage located within Entrance Corridors.</b> However, the Elk Vale Road corridor is elevated above East S.D. Highway 44. The additional requested height will allow the proposed sign to be easily seen from the elevated roadway.</p> <p><b>The proposed additional height of the sign conflicts with the desired character of the neighborhood and of the Entrance Corridor and may result in more non-compliant signage in future development in the area.</b> Potential impacts of proposed signage for the development are not being reasonably mitigated. The requested Exception may have a negative impact to the public good or contradict the intent of the Zoning Ordinance.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;</p>	<p>A car wash is a conditional use in the General Commercial District. Submitted plans show that the proposed car wash is a part of a larger convenience store development which includes gas sales, a parking, outdoor seating, and landscaping. All land area regulations with the exception of signage are being met as a part of this request. The nearest residential development is located in Pennington County, north of East Highway 44 and east of Elk Vale Road. It appears that potential impacts of the proposed car wash are being mitigated to the greatest extent possible. A literal interpretation of the Zoning Ordinance does not deprive the applicant of rights that others in the same district are allowed.</p>
<p>5. Any adverse impacts will be reasonably mitigated;</p>	<p>As previously noted, the nearest residential development is located east of Elk Vale Road and should not be negatively impacted by the proposed car wash. <b>Residential areas in the vicinity may be impacted by the proposed 46.25-foot-tall pole sign. Staff should note that during review of this request, the applicant initially proposed a 55-foot-tall pole sign at this location. Based on noted concerns and the applicant's ongoing design of the site, the applicant has revised the request to reduce the increase in height from 10 feet to 1.25 feet. The applicant is attempting to mitigate the impact of the proposed sign. However, based on the location of the signage within an Entrance Corridor and the Rapid City Comprehensive Plan's recommendation to eliminate pole signage of any height from Entrance Corridors, staff cannot support any increase in height for signage in this area. The Rapid City Sign Code would allow a maximum 45-foot-tall pole sign at this location.</b></p> <p>The applicant should note that prior to issuance of a building permit for the property, the lots must be platted and/or consolidated in order to secure a sufficient building envelope for the development.</p>

	<p>A Traffic Impact Analysis was submitted as a part of this Final Planned Development request. Transportation Planning staff has noted that the submitted Analysis does not indicate additional roadway improvements are required at this time.</p> <p>Submitted plans show that, with the exception of signage, the proposed development meets all parking, landscaping, setback, lot coverage, and building height requirements set forth by the Rapid City Municipal Code.</p> <p><b>The applicant has requested an Exception to increase the height of one of the two proposed pole signs from 45 feet to 46.25 feet. The proposed additional height of the sign conflicts with the desired character of the neighborhood and of the Entrance Corridor and may result in more non-compliant signage in future development in the area. The requested Exception contradicts the intent of the Zoning Ordinance.</b></p>
<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.</p>	<p><b>Staff cannot support the requested Exception to increase the height of one pole sign from 45 feet to 46.25 feet.</b> If the Planning Commission determines that the additional height of the sign is appropriate for the neighborhood, then the requested Exception should be approved. However, the balance of the proposed development does meet the minimum standards established by the Rapid City Municipal Code. With the exception of the proposed additional height of the proposed pole sign, the requested Final Planned Development meets all requirements of the Rapid City Municipal Code and should be approved in conjunction with the associated Rezone and with the stipulations note below.</p>

**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**

	<p align="center"><b>A Balanced Pattern of Growth</b></p>
<p>BPG1.1A</p>	<p><u>Compact Growth</u>: The proposed development will encourage compact/infill redevelopment within established city limits.</p>
	<p align="center"><b>A Vibrant, Livable Community</b></p>
<p>LC 1.3A</p>	<p><u>Gateway and Entrance Corridor Standards</u>: The property is located within an Entrance Corridor of the City, and development of the site should address the following:</p> <ul style="list-style-type: none"> <li>• Establish clear and effective directional signage.</li> <li>• Establish consistent design standards throughout the Corridor which enhances streetscape character through the use of street trees, sidewalks, landscaping, monument signage, et cetra.</li> <li>• Encourage multi-modal transportation options.</li> <li>• Established centralized access points.</li> <li>• Reduce/avoid visual clutter by limiting signage design to low profile monument signage, use of consolidated signage, and prohibition of pole signs and Light Emitting Diode (LED) message centers</li> </ul> <p>In particular, the proposed <b>46.25-foot-tall</b> pole sign and the LED message</p>

	center do not meet the Entrance Corridor Design Standards recommended by the Rapid City Comprehensive Plan.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
N/A	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
N/A	N/A
	<b>Economic Stability and Growth</b>
EC 1.3C	<u>Balance New and Existing Businesses:</u> The existing property today is zoned for a mix of residential and commercial uses. However, development of the site with a new commercial business requires that a portion of the property be rezoned for commercial uses. The requested rezone will allow for the continued redevelopment of the area with commercial uses.
	<b>Outstanding Recreational and Cultural Opportunities</b>
N/A	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<u>Public Input Opportunities:</u> The Final Planned Development requires notification of surrounding property owners within 250 feet of the property boundary and posting of a sign on the property. These notification requirements allow public input into the proposed development. As of this writing, there have been no inquiries into the requested Planned Development

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	Mixed Use Commercial, Entrance Corridor
<b>Design Standards:</b>	
GDP MU7	<p><u>Rehabilitation of Existing Activity Centers and Corridors:</u> Rehabilitation of property within activity centers and corridors should consider the following:</p> <ul style="list-style-type: none"> <li>• Building should be oriented and sited toward street frontages, to break up existing parking and help “frame” the street.</li> <li>• Landscaping and low walls should be utilized to screen surface parking from the street.</li> <li>• Upper floors of housing or office should be incorporated into strip retail centers.</li> <li>• Pedestrian linkages should be provided between commercial and residential areas.</li> </ul> <p>In particular, the proposed development does not screen the use from adjacent roadways and does not incorporate a mix of commercial uses onto the property. However, based on the combination of convenience/service uses proposed on the site and the unique location adjacent to the intersection of two principal arterial streets, the proposed development is appropriate for the area.</p>

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	Elk Vale Road Neighborhood
<b>Neighborhood Goal/Policy:</b>	
EV-NA1.1F	<u>Gateways:</u> The Elk Vale Road Neighborhood has identified the

	<p>enhancement of this intersection through the use of design principles and future public improvements as a priority policy objective for the neighborhood. Opportunities to enhance and highlight the intersection should be identified and considered. In particular, the proposed <b>46.25-foot-tall pole sign</b> and LED message center do not meet the recommended design criteria for a Gateway established in the Rapid City Comprehensive Plan.</p>
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**The Development Review Team Recommends that the request for a Final Planned Development be approved for the following reasons:**

<ul style="list-style-type: none"> <li>•</li> </ul>	<p>The applicant is proposing to construct a car wash, in conjunction with a convenience store with gas sales, on the property. The convenience store is a permitted use in the General Commercial District. The car wash is a conditional use in the General Commercial District.</p>
<ul style="list-style-type: none"> <li>•</li> </ul>	<p>The applicant has requested one Exception to <b>increase the maximum height of one of the proposed pole signs from 45 feet to 46.25 feet.</b> The applicant has indicated that the additional height of the sign will allow signage to be viewed from Elk Vale Road. <b>The sign does not comply with the recommended design standards for an Entrance Corridor identified in the Rapid City Comprehensive Plan.</b> In addition, the submitted sign package also includes a request for an LED message center to be located on a separate, 25-foot-tall pole sign. The proposed LED message center does not comply with the recommended design standards for an Entrance Corridor identified in the Rapid City Comprehensive Plan.</p>
<ul style="list-style-type: none"> <li>•</li> </ul>	<p>With the exception of the proposed signage, all proposed development of the site complies with the requirements of the Rapid City Municipal Code.</p>

**Staff recommends that the requested Final Planned Development be approved with the following stipulations:**

<ol style="list-style-type: none"> <li>1.</li> </ol>	<p>If the Planning Commission should determine that the proposed signage is appropriate for the neighborhood, then an Exception is hereby granted to increase the maximum permitted height of the pole sign from 45 feet to <b>46.25 feet.</b></p>
<ol style="list-style-type: none"> <li>2.</li> </ol>	<p>If the Planning Commission should determine that the proposed <b>two-sided, 54.86</b> square foot LED message center is appropriate for the neighborhood, then the requested LED message center shall be permitted. No additional LED signage is being approved as a part of this Final Planned Development. All additional and/or future signage shall comply with the requirements of the Rapid City Sign Code. The addition of any future LED signage shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign.</p>
<ol style="list-style-type: none"> <li>3.</li> </ol>	<p>Prior to issuance of a building permit, the property shall be Final Platted to secure a building envelope and utility services for the site.</p>
<ol style="list-style-type: none"> <li>4.</li> </ol>	<p>This Final Planned Development shall allow for a car was to be operated in conjunction with a convenience store with gas sales on the property. All requirements of the General Commercial District shall be maintained unless specifically stipulated as a part of this Final Planned Development or a subsequent Major Amendment to the Planned Development. All uses permitted in the General Commercial District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses in the General Commercial District shall require a Major Amendment to the Planned Development.</p>