



Rapid City Planning Commission

Planned Development Project Report

November 23, 2016

Item 12
Applicant Request(s)
Case # 16PD054, a Major Amendment to the Planned Development to allow additional Light Emitting Diode(LED) signage
Companion Case(s) #: N/A

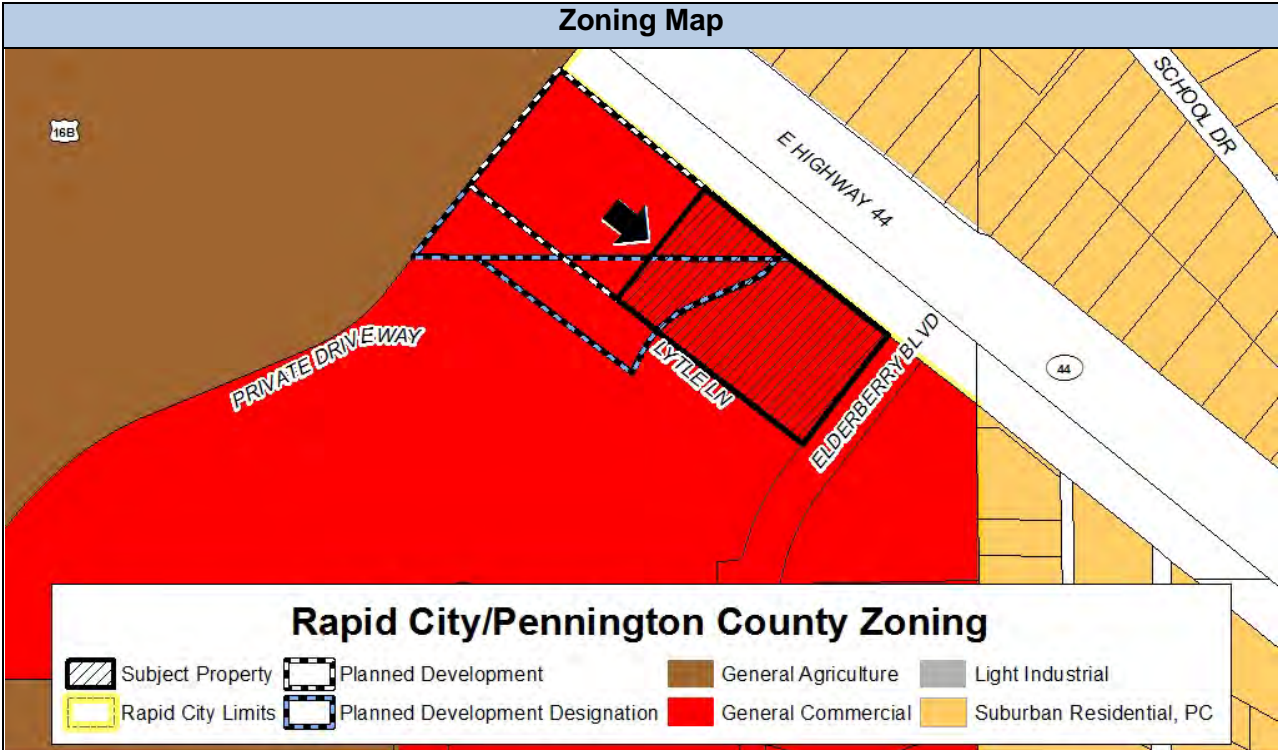
Development Review Team Recommendation(s)
The Development Review Team recommends that if the Planning Commission should determine that the proposed Light Emitting Diode (LED) message center is appropriate for the neighborhood and meets the development standards of the City, then the Major Amendment to the Planned Development to allow additional (LED) signage be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted this Major Amendment to the Planned Development to allow the addition of one additional Light Emitting Diode (LED) message center to the sign package for the existing convenience store, car wash, and on-sale liquor establishment currently located on the property. On February 25, 2016, the Planning Commission approved a Final Planned Development (File #16PD002) to allow the convenience store with a car wash and restaurant. One double-sided, 42 square foot per side LED message center was approved at that time.
Today, the applicant is proposing one additional LED message center to be located on the existing “Inferno” restaurant sign. The proposed sign totals 31.53 square feet per side. No other changes, additions, expansions, or uses are proposed as a part of this Major Amendment. The addition of any LED signage on property located within a Planned Development requires a Major Amendment to the Planned Development.

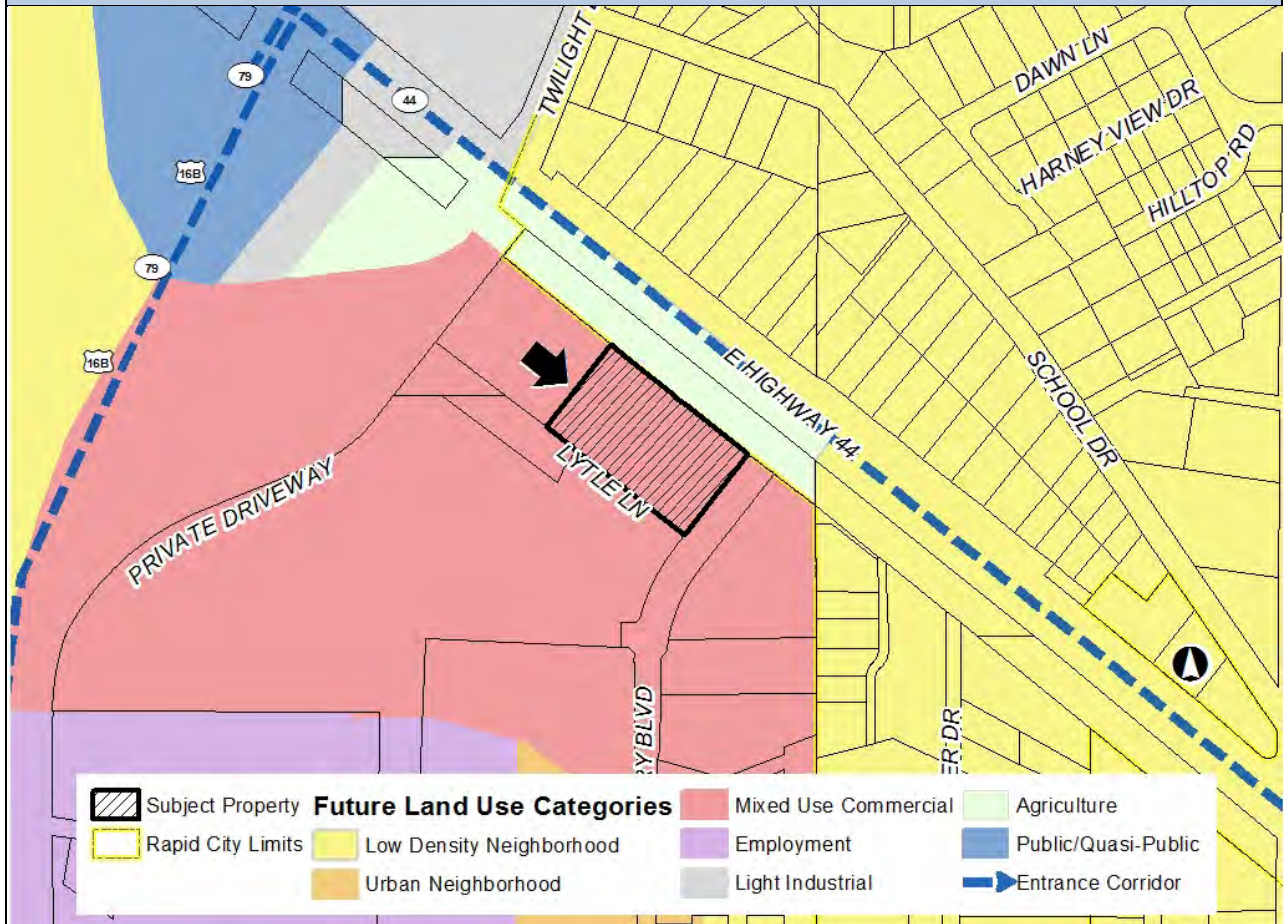
Development Review Team Contacts	
Applicant: Moyle Petroleum Co.	Planner: Robert Laroco
Property Owner: Moyle Petroleum Co.	Engineer: Ted Johnson
Architect: Dave Stafford Architecture	Fire District: Tim Behlings
Engineer: Dream Design International, Inc.	School District: Janet Kaiser
Surveyor: Dream Design International, Inc.	Water/Sewer: Ted Johnson
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southwest of the intersection of Highway 44 and Elderberry Boulevard
Neighborhood	Southeast Connector Neighborhood
Subdivision	Orchard Meadows
Land Area	6.11 acres, approximately 266,152 sq ft
Existing Buildings	No existing structures
Topography	Level
Access	Elderberry Boulevard, Lytle Lane
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC/PDD	MUC, Gateway corridor	Existing C-store, car wash, on-sale liquor establishment
Adjacent North	SRD-Pennington County	LDN, Gateway, Entrance Corridor	Mixed residential development
Adjacent South	GC	MUC	No structural development
Adjacent East	GC	MUC, Gateway, Entrance Corridor	No structural development
Adjacent West	GC/PDD	MUC, Gateway, Entrance Corridor	No structural development



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
16PD002	2/25/16	Final Planned Development to allow a convenience store, car wash, and on-sale liquor establishment	Planning Commission approved with stipulations
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	No minimum required	6.11 acres, approximately 266,152 sq ft	
Lot Frontage	No minimum required	Approximately 1,300 ft	
Maximum Building Heights	4 stories, 45 feet	1 story, 31 ft, 3 inches	
Maximum Density	Maximum 75%	Maximum 10.2%	
Minimum Building Setback:			
• Front	25 ft	Minimum 67 ft	
• Rear	N/A	N/A	
• Side	N/A	N/A	
• Street Side	25 ft	Minimum 164 ft	
Minimum Landscape Requirements:			
• # of landscape points	117,512 required	117,520 proposed	
• # of landscape islands	Minimum 2 islands	3 proposed	
Minimum Parking Requirements:			
• # of parking spaces	139 spaces	144 spaces	
• # of ADA spaces	5 ADA, 1 van accessible	6 ADA, 3 van accessible	
Signage	Per RCMC	Per RCMC, including one existing LED Message Center measuring 26 sq ft per side. Proposing one additional double-sided LED message center measuring 31.523 sq ft/side	
Fencing	Per RCMC	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 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 6.11 level acres developed with a convenience store, car wash, and on-sale liquor establishment in conjunction with a restaurant. There are no conditions on the property due to 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 property was previously developed through a Final Planned Development. A stipulation of approval for that Planned Development noted that additional LED message centers would require a Major Amendment to the Planned Development. In addition, the Planning Commission has previously noted that all LED message centers proposed in Planned Development must obtain the review and approval of the Planning Commission. The application of these regulations does not create a practical difficulty or undue hardship.
3. Exceptions to the underlying	No Exceptions to the underlying zoning are being

<p>zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations;</p>	<p>requested as a part of this Major Amendment. A maximum of 120 cumulative square feet of LED message center is permitted on the property. Based on the size of the previously installed sign and the size of the proposed sign, a total square footage of 115.06 square feet of LED signage is proposed for the property to be located on two double-sided LED message centers.</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>It should be noted that an LED message center is an otherwise permitted use in the General Commercial District. However, the property is located within a Planned Development, requiring that all proposed LED message centers be approved by the Planning Commission. 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>The subject property is located within an Entrance Corridor as identified in the Rapid City Comprehensive Plan. During review of the original Final Planned Development for the property, staff and the Planning Commission discussed at length the recommendations of the Comprehensive Plan, which specifically recommend not to allow pole signs and LED message centers within Entrance Corridors. At the time, staff noted that approval of pole signage and an LED message center at this location could potentially result in an increase in pole signage and LED message centers throughout the corridor and in conflict with the recommendations of the Comprehensive Plan. Recently approved development in close proximity to this property have included requests for over-sized ground signage as well as an LED message center. Now, the applicant is requesting additional LED signage on the subject property. It appears that potential adverse impacts of additional LED signage in this corridor are not being mitigated. Staff cannot support additional LED signage within this corridor. However, if the Planning Commission should determine that the proposed signage is appropriate for the neighborhood, then the Planning Commission may approve the requested LED message center.</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>As previously noted, no Exceptions are being requested as a part of this Major Amendment. However, the proposed LED message center is in direct conflict with the recommendations of the Rapid City Comprehensive Plan and will have an adverse impact on this Entrance Corridor and the character of this neighborhood. The requested LED message center does not reasonably achieve the objectives and goals of the City. However, the Planning Commission should note that the proposed sign does meet all requirements of the Rapid City Sign Code and is an otherwise permitted use within the General Commercial District.</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

	A Balanced Pattern of Growth
N/A	N/A
	A Vibrant, Livable Community
LC-1.3B	<u>Entrance Corridor Coordination:</u> East S.D. Highway 44 is an identified Entrance Corridor into Rapid City and, as such, the City should develop a coordinated vision, development standards, and plans for improvements within the Corridor.
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
N/A	N/A
	Outstanding Recreational and Cultural Opportunities
N/A	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities:</u> The Final Planned Development requires notification of surrounding property owners within 250 feet 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 Final Planned Development.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s): Mixed Use Commercial, Gateway, Entrance Corridor	
Design Standards:	
GDP-GEC7	<p><u>Signage:</u> New development should reduce existing or avoid creating new visual clutter associated with signage in Gateways and Entrance Corridors as follows:</p> <ul style="list-style-type: none"> • Limit new development signage to low profile monument signs designed as a part of a larger development scheme; • Use consolidated signage for larger developments to minimize visual clutter; • Prohibit pole signs and billboards in these locations. <p>The requested LED message center does not meet the design standards for signage in Gateways and Entrance Corridors.</p>

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	Southeast Connector Neighborhood
Neighborhood Goal/Policy:	

SEC-NA1.1E	Entrance Corridors: <u>East S.D.</u> Highway 44 is an entrance corridor and, as such, a priority should be placed on coordination of signage, landscaping, and development planning to enhance the corridor's characteristics and appearance. The submitted sign package does not comply with the criteria suggested for signage location within an entrance corridor. However, it should be noted that the proposed signage does comply with the requirements of the Rapid City Sign Code.
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The Development Review Team notes the following findings with regard to the requested Major Amendment to the Planned Development ~~Recommends that the request for a Major Amendment to the Planned Development be approved for the following reasons:~~

<ul style="list-style-type: none"> <li data-bbox="240 432 264 464">• 	The proposed double-sided LED message center measures 4 foot, 8 inch by 6 foot 9 inch, totaling 31.53 square feet per side. An existing 6 foot 2 inch by 4 foot 2 inch, double-sided message center is already located on the property. A total of 114.5 square feet of LED message center is proposed for the property. The Rapid City Sign Code permits a maximum of 120 square feet of LED signage on a property. The proposed sign appears to meet the requirements of the Rapid City Municipal Code.
<ul style="list-style-type: none"> <li data-bbox="240 636 264 667">• 	The requested LED message center not comply with the recommendations of the Rapid City Comprehensive Plan. Specifically, pole signs and LED message centers should be prohibited within Gateways and Entrance Corridors.

If the Planning Commission should determine that the proposed LED message center is appropriate for the neighborhood and meets the development standards of the City, then sStaff recommends that the requested Major Amendment to the Planned Development be approved with the following stipulations:

1.	If the Planning Commission should determine that the proposed LED message center is appropriate for the neighborhood and meets the development standards of the City, then the proposed 4 foot, 8 inch by 6 foot 9 inch LED message center shall be approved. The addition of LED signage in the future shall require a Major Amendment to the Planned Development. All signage shall comply with the requirements of the Rapid City Municipal Code. A sign permit shall be obtained for each sign;
2.	All previous stipulations of approval of the previously approved Final Planned Development are hereby acknowledged, and;
3.	The requested Major Amendment to the Planned Development shall allow for additional LED signage on the property. All requirements of the General Commercial District shall be continually maintained. All uses permitted in the General Commercial District shall be permit contingent upon provision of sufficient parking and an approved building permit. All conditional uses in the General Commercial District shall require a Major Amendment to the Planned Development.



Rapid City Community Planning & Development Services

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 #16PD054	A Major Amendment to the Planned Development to allow additional LED signage on the property
Companion Case(s)	N/A
ADVISORIES: Please read carefully!	
1.	A sign permit shall be obtained prior to any construction;
2.	All construction plans shall be signed and sealed by a registered professional pursuant to SDCL 36-18A;
3.	All requirements of the currently adopted Building Code shall be met;
4.	All requirements of the International Fire Code shall be met;
5.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
6.	All erosion and sediment control measures shall be installed and continually maintained as necessary;
7.	ADA accessibility shall be maintained throughout the site as necessary;
8.	All parking shall be installed and maintained in compliance with the requirements of the Rapid City Parking Ordinance;
9.	All landscaping shall be installed and maintained in compliance with the requirements of the Rapid City Landscaping Ordinance, and;
10.	All lighting shall be designed to preclude shining on adjacent properties and rights-of-ways, so as not to create a nuisance to neighboring properties and traffic.