



# Rapid City Planning Commission

## Major Amendment to a Planned Development Project

### Report

March 23, 2017

<b>Item #16</b>
<b>Applicant Request(s)</b>
Case # 17PD010– Major Amendment to a Planned Development to allow an electronic reader board in the General Commercial District
Companion Case(s) N/A

<b>Development Review Team Recommendation(s)</b>
If the Planning Commission determines that the electronic reader board sign is appropriate for this location, the Development Review Team recommends that the Major Amendment to a Planned Development be approved with the stipulations as noted at the end of the report.

<b>Project Summary Brief</b>
The applicant has submitted a Major Amendment to a Planned Development to allow an electronic reader board sign measuring approximately 36 square feet. 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 property is currently being developed with a “Culver’s” fast food restaurant and is the former location of the “Colonial House” restaurant.

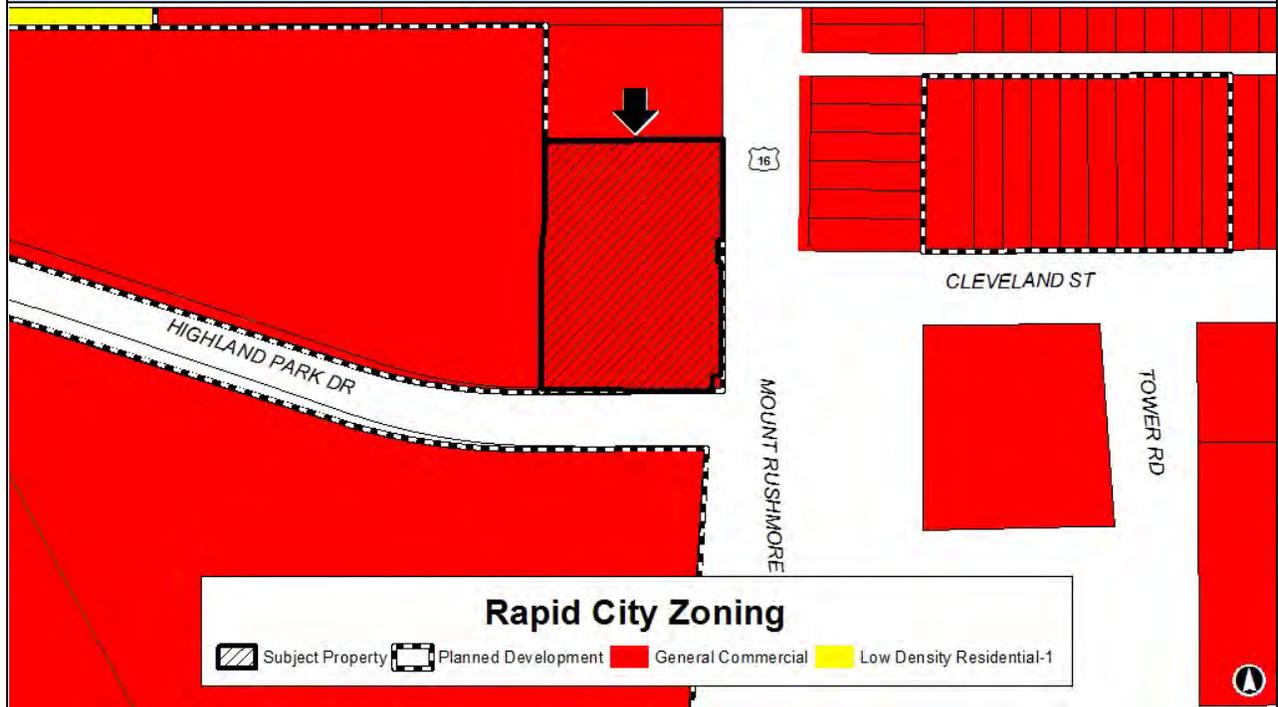
Applicant Information	Development Review Team Contacts
Applicant: Springfield Sign	Planner: Fletcher Lacock
Property Owner: Millstone LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: Rosenbaum Signs	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	2501 Mount Rushmore Road
Neighborhood	Downtown / Skyline Drive
Subdivision	Highland Park Subdivision
Land Area	0.76 acres
Existing Buildings	Fast food restaurant under construction / 4,047 square feet
Topography	Relatively flat
Access	Highland Park Drive
Water / Sewer	Rapid City
Electric/Gas Provider	BHP / MDU
Floodplain	N/A

**Subject Property and Adjacent Property Designations**

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC - PD	MUC – Entrance Corridor	Fast food restaurant under construction
Adjacent North	GC	UN – Revitalization Corridor	Commercial strip mall
Adjacent South	GC - PD	MUC – Entrance Corridor	Best Western
Adjacent East	GC	MUC – Entrance Corridor	Gas station
Adjacent West	GC - PD	MUC	Best Western

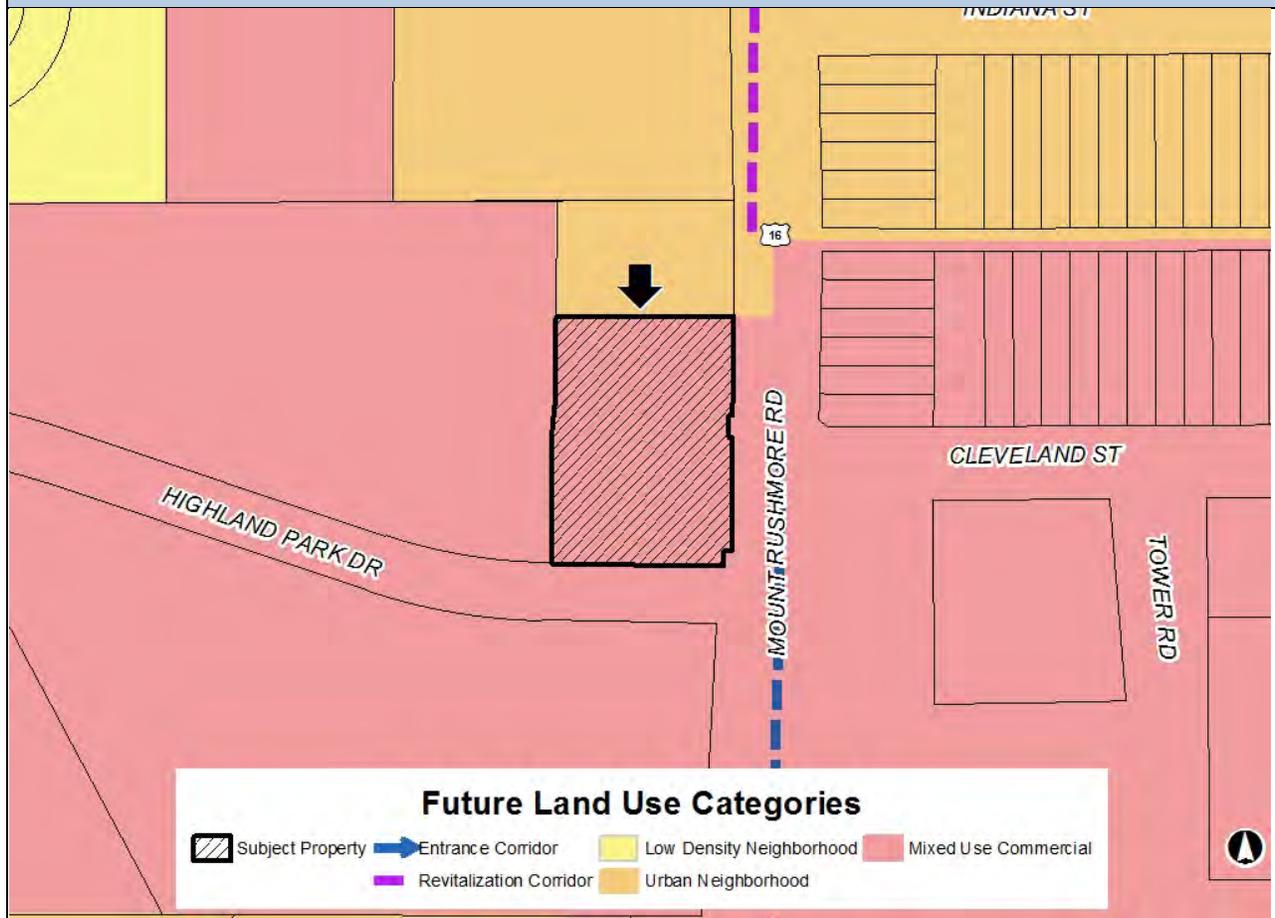
**Zoning Map**



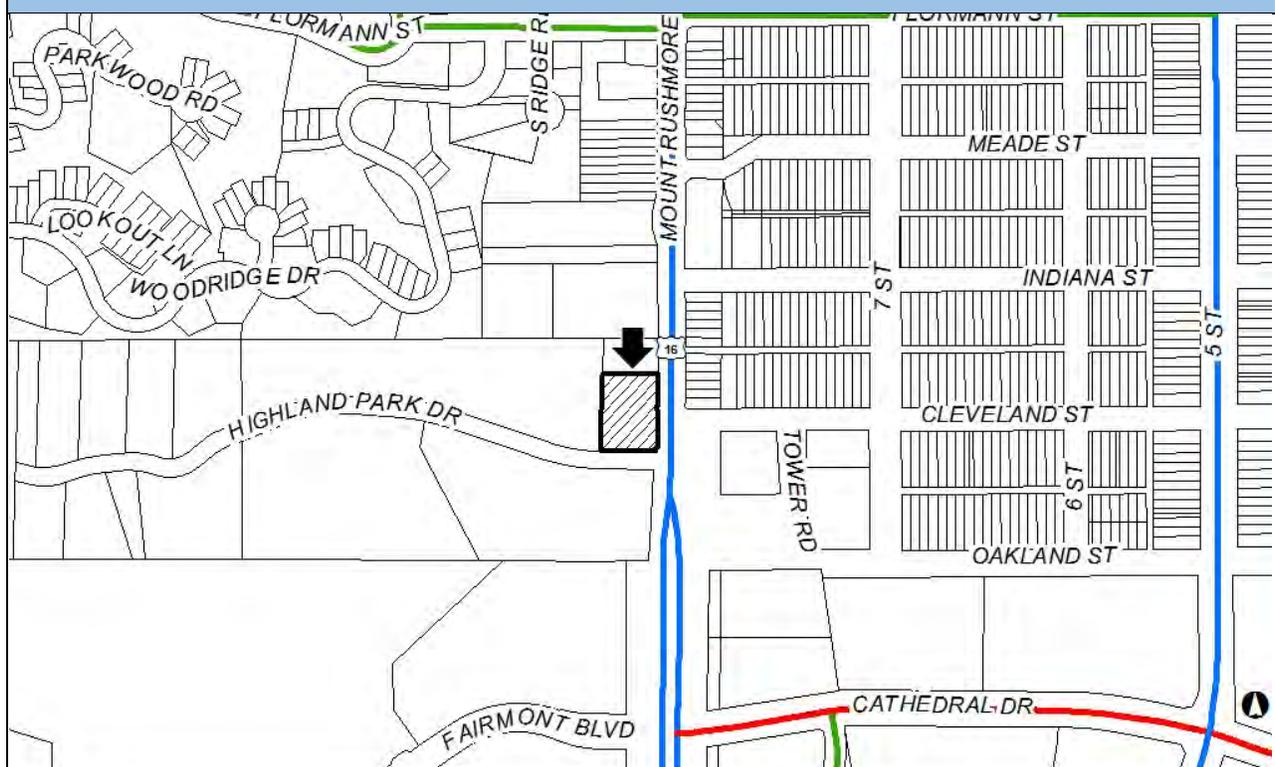
**Existing Land Uses**



## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
11PD028A	11/02/2016	Minimal Amendment to allow a fast food restaurant	Staff approved
11PD028	07/07/2011	Initial and Final Planned Development to expand an on-sale liquor establishment to include an outdoor patio area	Approved
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	N/A	33,172 square feet	
Lot Width	N/A	Approximately 215 feet	
Maximum Building Heights	4 stories or 45 feet	One-story less than 45 feet	
Maximum Density	75%	12.2%	
Minimum Building Setback:			
• Front	25 feet	73.9 feet	
• Rear	"0" feet	29.4 feet	
• Side	"0" feet	104 feet	
• Street Side	25 feet	25.4 feet	
Minimum Landscape Requirements:			
• # of landscape points	29,125	29,500	
• # of landscape islands	1	1	
Minimum Parking Requirements:			
• # of parking spaces	45 parking space / 7 stacking spaces	Exception granted to allow 43 parking spaces / 6 stacking spaces	
• # of ADA spaces	2 with one being "van accessible"	2 with one being "van accessible"	
Signage	Approximately 750 square feet	Proposed 120 square feet of pole signage including 36.44 square feet of electronic reader board / 80 square feet of wall signage	
Fencing	N/A	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
<p><b>Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for an Initial Planned Development Overlay:</b></p>	
Criteria	Findings
<p>1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:</p>	<p>The property is comprised of approximately 0.76 acres of land zoned General Commercial District with a Planned Development. The property is currently being developed with a "Culver's" fast food restaurant. 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.</p>
<p>2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:</p>	<p>A "Culver's" fast food restaurant is currently being constructed on the property. The property is the former location of the "Colonial House". On November 2, 2016, a Minimal Amendment to the Planned Development was approved to construct a fast food restaurant. An Exception was granted to reduce the minimum required parking from 45 parking spaces to 43 parking spaces and to reduce the number of stacking spaces from seven to six.</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:	The applicant is not requesting any additional Exceptions from the land area regulations. The applicant is proposing an electronic reader board sign measuring approximately 36 square feet. 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.
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 applicant is not requesting any Exceptions from the land area regulations. The property is zoned General Commercial District and an electronic reader board is allowed as per the Sign Code.
5. Any adverse impacts will be reasonably mitigated:	The property is zoned General Commercial District with a Planned Development. A Minimal Amendment to a Planned Development was approved for the "Culver's" fast food restaurant. The future land use designation of the property is Mixed-Use Commercial adjacent to an Entrance Corridor. Mount Rushmore Road is also identified as a Principal Arterial Street in the City's Major Street Plan. Entrance Corridors are primary routes into the City with an emphasis placed on protecting scenic views and creating attractive corridors. The Comprehensive Plan recommends prohibiting pole signs in these corridors. However, the Sign Code allows pole signs with a maximum height of 45 feet and 744 square feet of signage. The pole sign measures 30 feet in height for a total of 120 square feet of signage. The proposed electronic reader board measures approximately 4½ feet by 8 feet for a total of 36 square feet and will be located on the pole sign. 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 applicant is not requesting any new Exceptions. As noted above, on November 2, 2016, a Minimal Amendment to a Planned Development (File #11PD028A) was approved to construct a "Culver's" restaurant. An Exception was granted to reduce the minimum required parking from 45 parking spaces to 43 parking spaces and to reduce the number of stacking spaces from seven to six.

**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:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-1.2C	<b>Priority Revitalization Corridors:</b> The subject property is located adjacent to an Entrance Corridor that extends south. Mount Rushmore Road to the north is identified as a Revitalization Corridor. The subject property is the former location of the "Colonial House" which constructed a new building to the north. The subject property is currently being redeveloped with a "Culver's" restaurant.
	<b>A Vibrant, Livable Community</b>
LC-1.3A	<b>Gateway and Entrance Corridor Standards:</b> Mount Rushmore Road extending south from the subject property is identified as an Entrance Corridor.

	The Comprehensive Plan recommends that design standards be adopted to protect scenic views and create attractive corridors
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
T1-2.1A	<b>Major Street Plan Integration:</b> Mount Rushmore Road is identified as a Principal Arterial Street on the City's Major Street Plan. The subject property has an approach on Mount Rushmore Road and Highland Park Drive.
	<b>Economic Stability and Growth</b>
	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<b>Public Input Opportunities:</b> The proposed Major Amendment to a Planned Development requires that public notice be advertized 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 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	
<b>Future Land Use Plan Designation(s):</b>	<b>Mixed-Use Commercial – Entrance Corridor</b>
<b>Design Standards:</b>	
GDP-GEC7	<b>Signage:</b> The property is located adjacent to an Entrance Corridor that extends along Mount Rushmore Road to the south. The Comprehensive Plan recommends prohibiting pole signs and encouraging low profile signage. However, the property is zoned General Commercial District. The Sign Code allows pole signs on the subject property with a maximum height of 45 feet and 744 square feet of signage. The pole sign measures 30 feet in height for a total of 120 square feet of signage. The proposed electronic reader board measures approximately 4½ feet by 8 feet for a total of 36 square feet and will be located on the pole sign. 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.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
<b>Neighborhood:</b>	<b>Downtown / Skyline Drive</b>
<b>Neighborhood Goal/Policy:</b>	
DSD-NA1.1D	<b>Reinvestment Corridors:</b> Mount Rushmore Road extending north of the property is identified as a Revitalization Corridor. The subject property is the former location of the “Colonial House” and is currently being constructed with a “Culver’s” restaurant.

Findings	
Staff has reviewed the Major Amendment to a Planned Development to allow an electronic reader board in the General Commercial District 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 “Culver’s” restaurant. The property is located adjacent to Mount Rushmore Road which is identified as an Entrance Corridor and extends south of the property. The Comprehensive Plan recommends that pole signs be prohibited in Entrance Corridors. However, the Sign Code allows a pole sign on the subject property with a maximum height of 45 feet and 744 square feet of signage. The pole sign measures 30 feet in height for a total of 120 square feet of signage. The proposed electronic reader board measures approximately 4½ feet by 8 feet for a total of 36 square feet and will be located on the pole sign. 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.

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends that if the Planning Commission deems the location of the proposed electronic reader board sign is appropriate, that the Major Amendment to a Planned Development to allow an electronic reader board in the General Commercial District be approved with the following stipulations:	
1.	Acknowledge the previously granted Exception to reduce the minimum required parking from 45 parking spaces to 43 parking spaces;
2.	Acknowledge the previously granted Exception to reduce the minimum required stacking spaces from seven to six;
3.	The Major Amendment to a Planned Development shall allow the sign package to be expanded to allow an electronic reader board sign measuring 36 square feet in size. In particular, the electronic reader board sign shall be designed in compliance with the lighting and display standards set forth in the Rapid City Municipal Code. All signage shall comply with the requirements of the Rapid City Sign Code. An increase in size or any new electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,
4.	All uses permitted in the General Commercial District shall be permitted, contingent upon sufficient parking being provided and an approved Building Permit. Any change in use that is a Conditional Use in the General Commercial District shall require the review and approval of 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)	
<b>Case # 17PD010</b>	Major Amendment to a Planned Development to allow an electronic reader board in the General Commercial District
<b>Companion Case(s) #</b>	N/A
<b>ADVISORIES: Please read carefully!</b>	
1.	A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
3.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
4.	All requirements of the currently adopted Building Code shall be met;
5.	ADA accessibility shall be provided throughout the structure and site as necessary;
6.	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;
7.	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,
8.	All applicable provisions of the adopted International Fire Code shall continually be met.