



Rapid City Planning Commission

Conditional Use Permit Project Report

August 10, 2017

Item #7
Applicant Request(s)
Case # 17UR015 – Conditional Use Permit to allow an off-premise sign
Companion Case(s) # N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Conditional Use Permit be approved with the stipulation(s) noted below

Project Summary Brief
The applicant has submitted a Conditional Use Permit to allow an off-premise sign in the Light Industrial District. In particular, the applicant is proposing construct a sign measuring 30 feet in height with a sign face measuring 11 feet by 22.7 feet. The property is located on the north side of Interstate 90 at the southern terminus of Dyess Avenue. The property is currently void of any structural development.

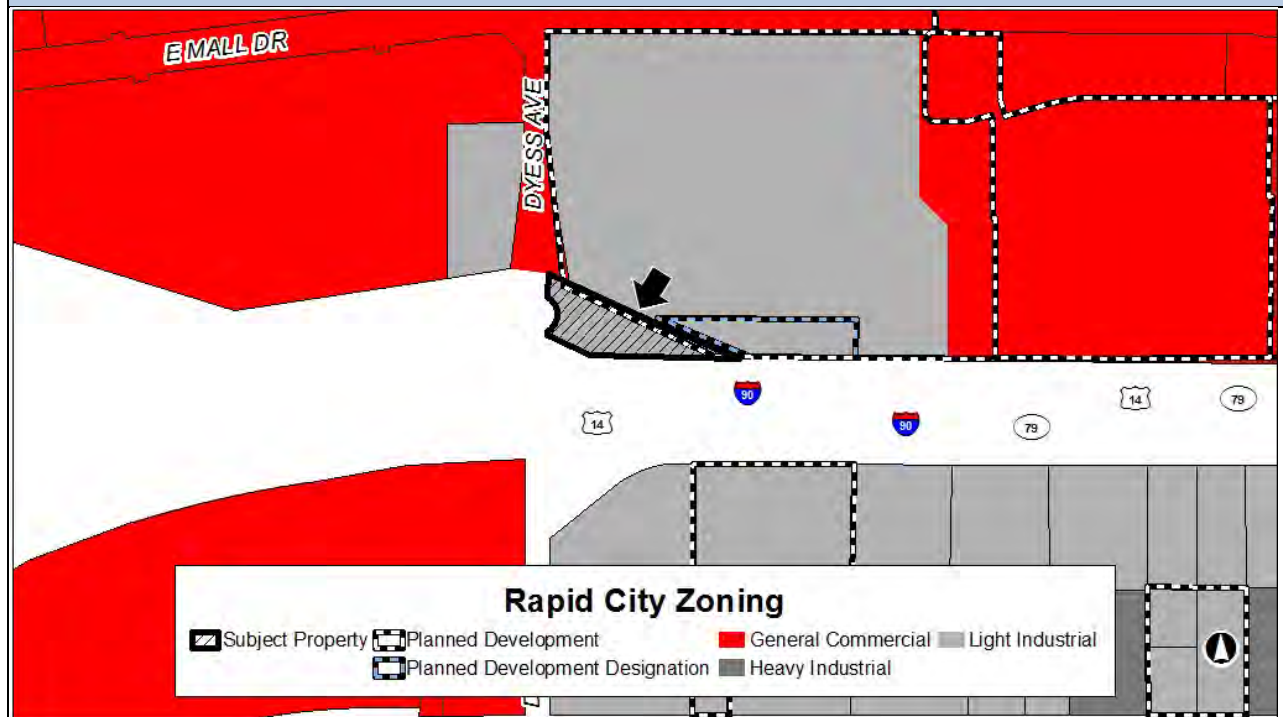
Applicant Information	Development Review Team Contacts
Applicant: EPIC Outdoor Advertising, Inc	Planner: Fletcher Lacock
Property Owner: Genesis Capital, LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southeast of the terminus of Dyess Avenue, north of Interstate 90
Neighborhood	Northeast
Subdivision	Section 28, T2N, R8E
Land Area	1.41 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from north to south approximately 6 feet
Access	Dyess Avenue
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI	MUC	Void of structural development
Adjacent North	LI-PD	MUC	Void of structural development
Adjacent South	LI	LI	Interstate-90 and mini-storage
Adjacent East	LI-PD	LI	Void of structural development
Adjacent West	LI	MUC	Goodyear

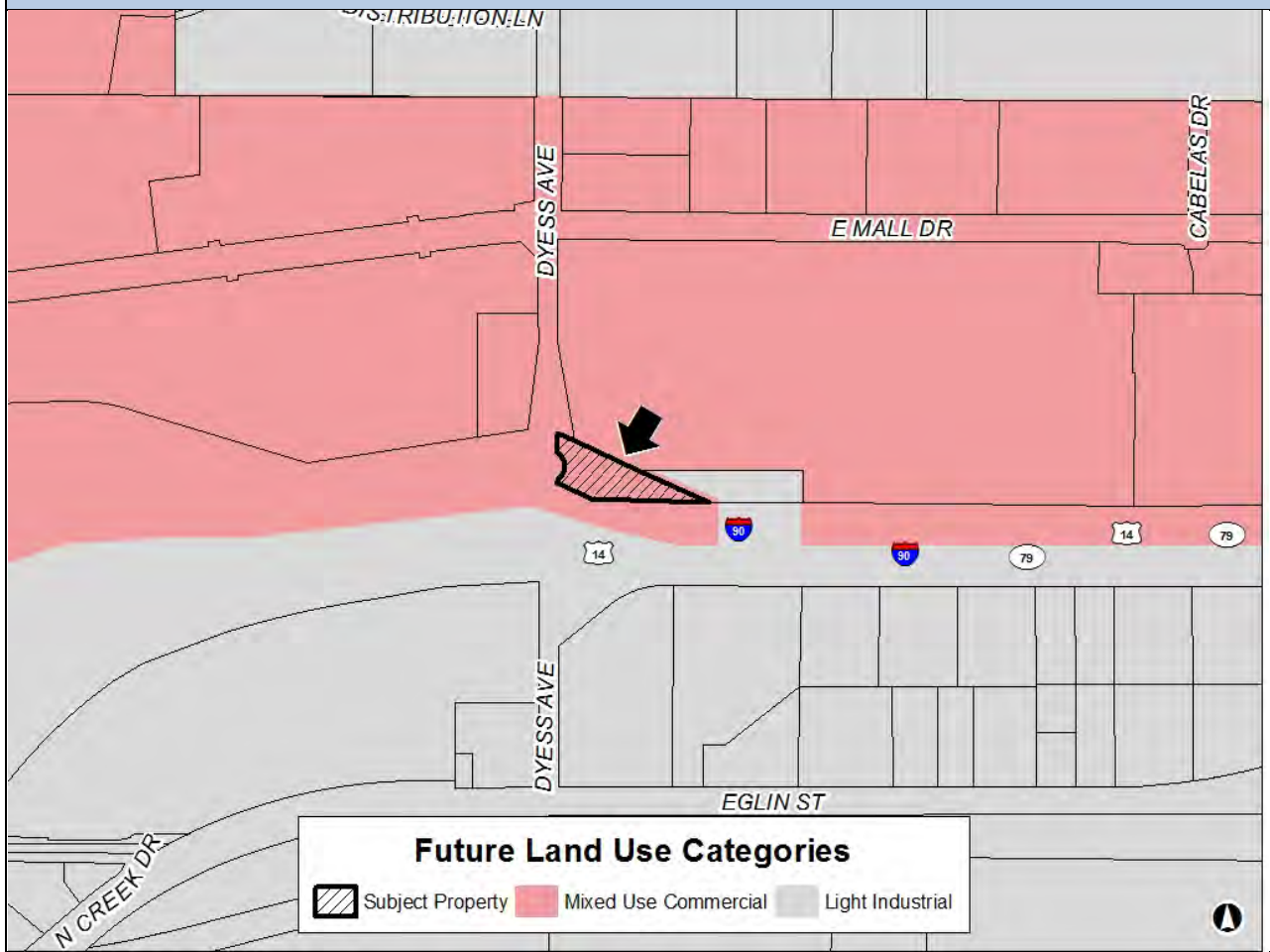
Zoning Map



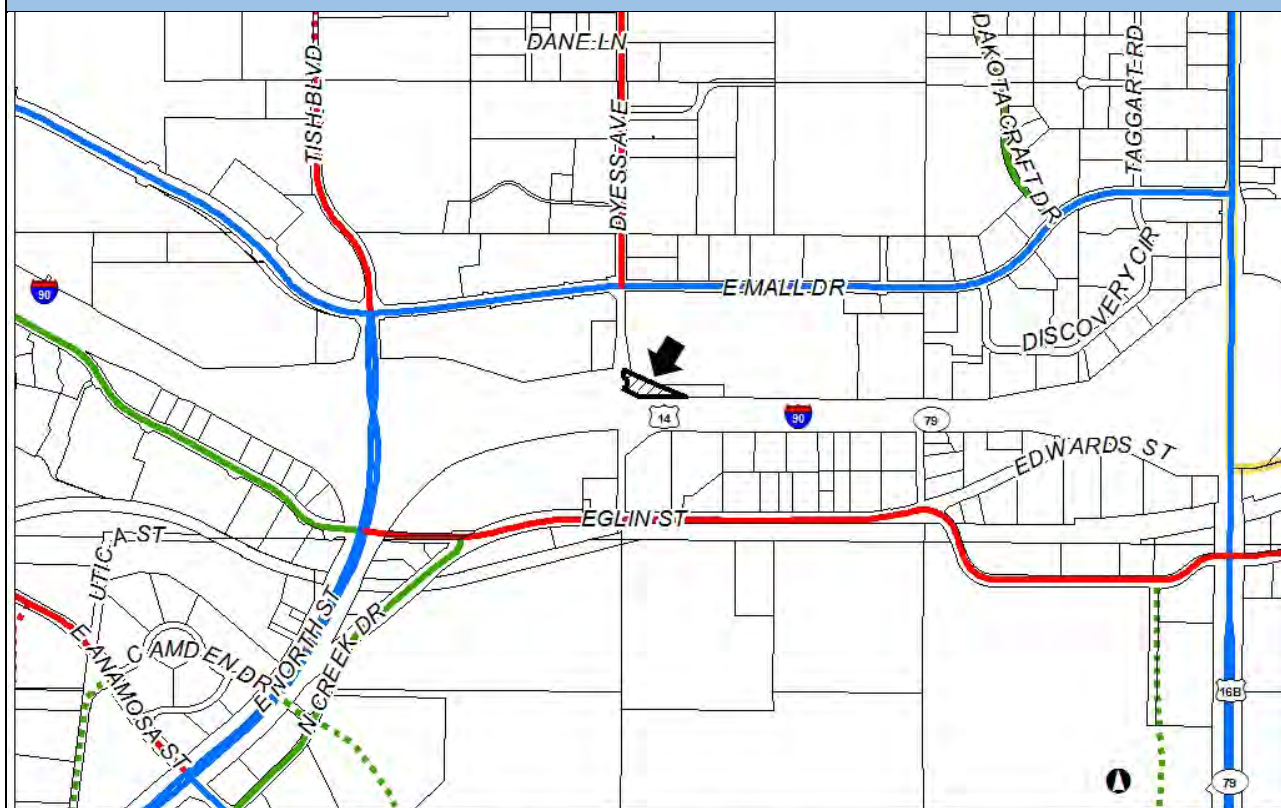
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Major Street Plan

- Subject Property (Hatched)
- Collector (Green)
- Principal arterial (Blue)
- Proposed minor arterial (Red dashed)
- Rapid City Limits (Yellow)
- Minor arterial (Red)
- Proposed collector (Green dashed)

Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet	39.96 acres	
Lot Frontage	N/A	Approximately 3,972 feet	
Maximum Building Heights	4 stories or 45 feet	N/A	
Maximum Density	75%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	25 feet	N/A	
• Street Side	25 feet	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	As per Sign Code	None proposed	
Fencing	8 feet	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.54.030(E) of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow an off-premise sign	
1. The location, character and natural features of the property:	The property is located on the north side of Interstate 90 at the southern terminus of Dyess Avenue. The property is currently void of any structural development.
2. The location, character and design of adjacent buildings:	Properties to the north and east are zoned Light Industrial District and are currently void of any structural development. The subject property abuts Interstate 90 on the south and interstate 90 right-of-way to the west. The property to the northwest is developed with a Good Year Tire facility.
3. Proposed fencing, screening and landscaping:	No fencing, screening, or landscaping is proposed.
4. Proposed vegetation, topography and natural drainage:	The applicant is not proposing any new landscaping. The applicant should be aware that temporary and permanent erosion control must be in place at all times.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Vehicular access to the property is from Dyess Avenue. Parking is not required for a billboard sign. No sidewalks are in place along Dyess Avenue.
6. Existing traffic and traffic to be generated by the proposed use:	An off-premise sign should only require occasional maintenance and changing of messages.
7. Proposed signs and lighting:	The applicant is proposing to construct a 30 foot high off-premise billboard. The maximum height allowed is 30 feet and the maximum message side is 250 square feet. The proposed billboard will have two faces measuring 11 feet by 22.7 feet or approximately 250 square feet.
8. The availability of public	There is no water or sewer main extended to the property.

utilities and services:	
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned Light Industrial District. An off-premise sign is identified as a conditional use.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The applicant should be aware that the proposed sign cannot encroach across the south property line. As such, upon submittal of a Sign Permit, a surveyed site plan must be submitted for review and approval. In addition, an engineered drawing must be submitted for the sign structure prior to start of construction.
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 property is located adjacent to Interstate 90. This portion of Interstate 90 is not identified as an Entrance Corridor in the adopted Comprehensive Plan. The proposed off-premise sign should not have any negative effect on noise, odor, dust, air, and water pollution.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The proposed off-premise sign meets the height and size requirements as per Chapter 17.50.090 of the Rapid City Municipal Code. No other off-premise sign is located within 1,500 feet.

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
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
	N/A
	Economic Stability and Growth
EC-2.4B	Regional Trade and Connectivity: Off-premise signage is a valuable tool in promoting the economic and trade activities of the City. Design standards for the City's off-premise signage are critical in presenting the City in positive context to the region. The applicant is proposing to meet the requirements of Chapter 17.50.090 of the Rapid City Municipal Code.
	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 advertized in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Conditional Use Permit 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):	Mixed-Use Commercial
Design Standards:	
N/A	The property is zoned Light Industrial District. An off-premise sign is identified as a conditional use.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Northeast
Neighborhood Goal/Policy:	
N/A	As noted above, off-premise signage is a valuable tool in promoting the economic and trade activities of the City. Design standards for the City’s off-premise signage are critical in presenting the City in positive context to the region. The applicant is proposing to meet the requirements of Chapter 17.50.090 of the Rapid City Municipal Code.

Findings	
Staff has reviewed the Conditional Use Permit to allow an off-premise sign pursuant to Chapter 17.28, and 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 construct an off-premise billboard sign on the north side of Interstate 90. Off-premise signage is a valuable tool in promoting the economic and trade activities of the City. The property is zoned Light Industrial District and an off-premise sign is identified as a conditional use. The applicant is proposing to meet the design requirements outlined in Chapter 17.50.090 of the Rapid City Municipal Code.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Conditional Use Permit to allow an off-premise sign be approved with the following stipulation(s):	
1.	A Sign Permit shall be obtained;
2.	Upon submittal of a Sign Permit, a surveyed site plan and engineered drawings for the sign structure shall be submitted for review and approval;
3.	The Conditional Use Permit shall allow an off-premise sign in compliance with Chapter 17.50.090 of the Rapid City Municipal Code. All signage shall meet the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Conditional Use Permit. The addition of electronic or LED signage shall require a Major Amendment to the Conditional Use Permit. Changes to the signage in compliance with the requirements of the Rapid City Sign Code shall be permitted contingent upon an approved sign permit. Any other changes shall require a Major Amendment to the Conditional Use Permit.



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 # 17UR015	Conditional Use Permit to allow an off-premise sign
Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met or an Exception shall be obtained;
2.	All provisions of the Light Industrial District shall be met;
3.	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;
4.	All requirements of the currently adopted Building Code shall be met; and
5.	All applicable provisions of the adopted International Fire Code shall continually be met.