



# Rapid City Planning Commission

## Planned Development Project Report

August 27, 2015

Applicant Request(s)
Case # 15PD023; a Major Amendment to the Planned Development to allow a Light Emitting Diode (LED) message center as an accessory use to the existing golf course.
Companion Case(s) #: N/A

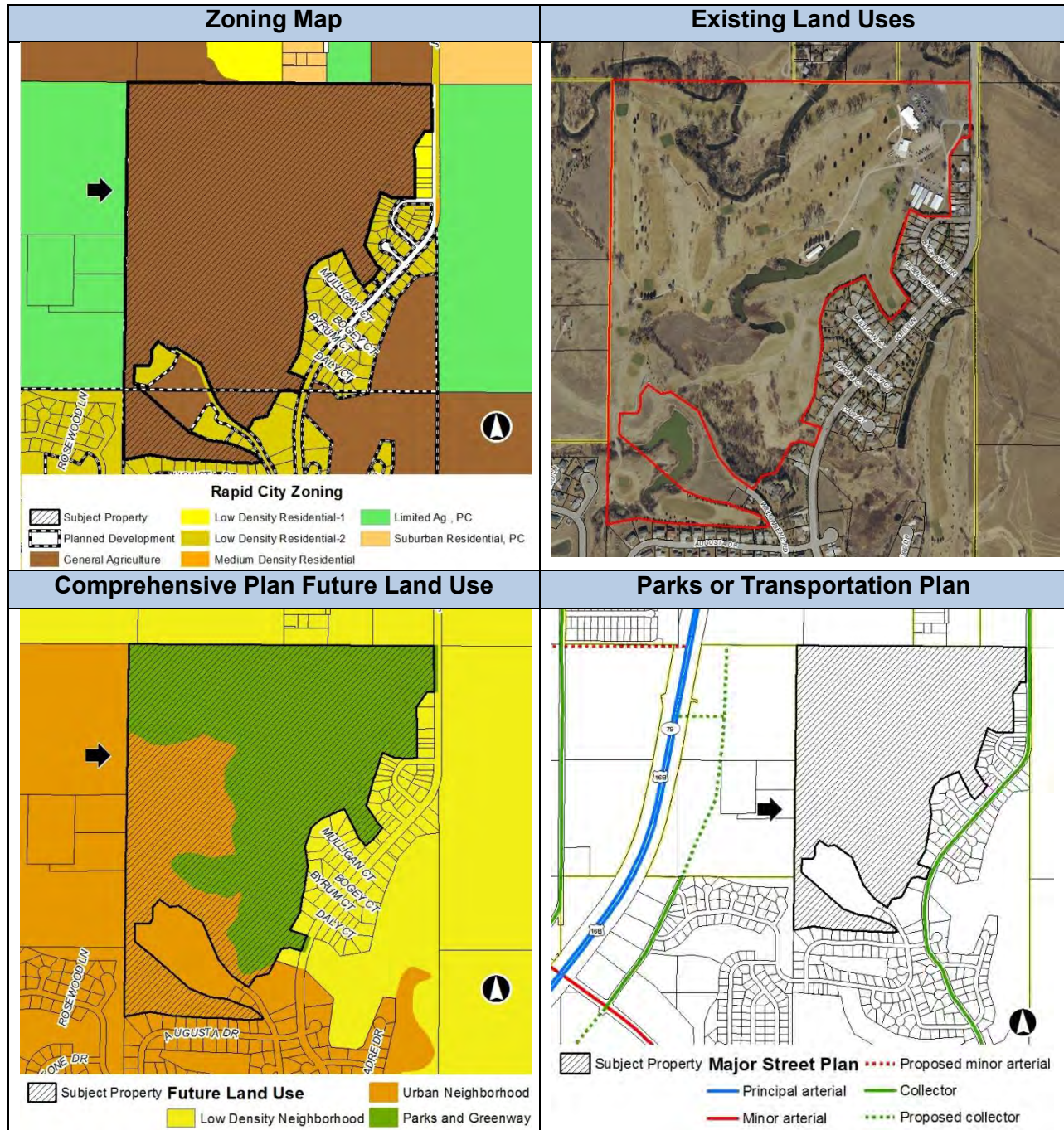
Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to the Planned Development to allow a light emitting diode (LED) message center to be installed on the property as an accessory to the existing golf course be approved with the stipulations note below.

Project Summary Brief
The applicant has submitted a request for a Major Amendment to the Planned Development to allow alteration of the approved sign package for the existing Elks Country Club. Specifically, the Club is proposing the addition of one 36.62 inch tall by 80.69 inch long, single-sided Light Emitting Diode (LED) message center to the existing monument sign located at the Club entrance on Jolly Lane. The proposed sign will total approximately 20.51 square feet. No other additions or alterations to the existing planned development are being proposed as a part of this Major Amendment.

Applicant Information	Development Review Team Contacts
Applicant: Conrad's Signs	Planner: Robert Laroco
Property Owner:	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	3333 Jolly Lane/ approximately 2,500 ft south of the intersection of Jolly Lane and SD Highway 44
Neighborhood	Southeast Connector Neighborhood
Subdivision	Elks Country Estates
Land Area	130.84 acres (approximately 5,699,391 square feet)
Existing Buildings	Existing clubhouse, maintenance buildings, and accessory structures for a golf course
Topography	Typically level
Access	Jolly Lane
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	500 year Federally Designated Flood Plain
Other	

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GA/PD	PG	Golf course and accessory structures
Adjacent North	GA	LDN	No structural development
Adjacent South	LDR	LDN	Single family residence
Adjacent East	LAD-Penn Cty	LDN	No structural development
Adjacent West	GA/PD	PG	Golf Course and accessory structures



Relevant Case History			
Case/File#	Date	Request	Action
09PD107	01/07/10	Initial and Final Planned Development to allow an on-sale liquor establishment	Approved with stipulations.
Relevant Zoning District Regulations			
General Commercial District	Required		Proposed
Lot Area	Minimum 20 acres for plated lots, otherwise no minimum required		130.84 acres (approximately 5,699,391 square feet)
Lot Frontage	Minimum 25 ft.		Approximately 585 ft
Maximum Building Heights	2 1/2 stories, 35 ft		1 story < 35 ft
Maximum Density	25%		< 25%
Minimum Building Setback:			
• Front	35 ft for other main or accessory structures. Signage must be 10 ft from property line or 10 feet above grade		20 ft setback for the existing/proposed signage
• Rear	35 ft. for other main or accessory structures		>100 ft
• Side	35 ft. for other main or accessory structures. Signage must be 10 ft from property line or 10 feet above grade		20 ft setback for the existing/proposed signage
• Street Side	35 ft. for other main or accessory structures		>100 ft
Minimum Landscape Requirements:			
• # of landscape points	7,653,296 points (per previous Planned Development)		7,653,296 points (per previous Planned Development)
• # of landscape islands	Parking layout per previous Planned Development		Parking layout per previous Planned Development
Minimum Parking Requirements:			
• # of parking spaces	207 (per previously approved Planned Development)		207 (per previously approved Planned Development)
• # of ADA spaces	7 (minimum 1 van accessible)		7 (1 van accessible)
Signage	Per the previously approved Planned Development		One additional 36.62 in. by 80.69 in., single-sided LED message center proposed
Fencing	Per RCMC		None proposed.

Planning Commission Criteria and Findings for Approval or Denial	
<b>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:</b>	
	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 130.84 acres of land zoned General Agriculture District with a Planned Development and is currently developed as a golf course. There are no conditions on the property due to size, shape, or topography.
2. The application of these	The property is located within a previously approved Initial

regulations to this particular piece of property would create a practical difficulty or undue hardship;	<p>and Final Planned Development. A stipulation of approval of the original Planned Development states that additions to the approved sign package require a Major Amendment to the Planned Development. The application of these regulations does not create a practical difficulty or undue hardship.</p> <p>The applicant should be aware that during review of the application staff noted it appears there is existing signage for the golf course located in the right-of-way. Prior to issuance of a sign permit, all existing signage must be removed from the Jolly Lane right-of-way.</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;	No Exceptions to the underlying zoning district are being requested as a part of this Major Amendment to the Planned Development. No changes to the existing site plan other than the addition of the LED message center are being proposed.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	Public or private institutions serving a recreational purpose and located within residential districts are permitted a limited square footage of signage based on the lineal feet of lot frontage for the property. Based on the lot frontage for the golf course, the applicant would be permitted a maximum of a 120 square foot sign with a total height of 20 feet. The applicant is proposing an approximately 20 square foot sign with a height of less than 20 feet. A literal interpretation of this chapter does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	The proposed sign measures 36.62 inch tall by 80.69 inch wide, totaling approximately 20.5 square feet. The applicant's submitted letter of intent states that the proposed sign will be is single-sided, will display time and temperature, and will maintain a minimum 8 seconds between advertising messages. In addition, the applicant has indicated that the sign will be programmed to dim at night. The existing monument sign at the entrance to the Elks Club is being modified to accommodate the proposed message center and, as such, no additional monuments or pole signage will be required for the new signage. Since the sign is being designed in compliance with the Rapid City Sign Code it should have a minimal impact on neighboring residents. It appears that potential impacts of the requested sign are being mitigated to the greatest extent possible.
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 requested sign is in compliance with all requirements of the Rapid City Municipal Code. No alterations or additions to the previously approved Planned Development are being approved as a part of this Major Amendment with the exception of the requested LED message center. The proposed sign does not increase the anticipated traffic, the number of required parking spaces, or the capacity of the Elk Club facilities. It appears that the applicant's operation of the sign will have a minimal impact on the surrounding area. As such, staff recommends that the Final Planned



	Development to alter the approved sign package for the existing golf course be approved with the stipulations noted below.
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<b>Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial</b>	
<b>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>	

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-3.1A	Balanced Uses: The requested sign promotes the development of a mix of uses including parks and green space, throughout the City.
	<b>A Vibrant, Livable Community</b>
LC-1.1E	Context Sensitive Design: The proposed sign is approximately 20 square feet in size and is single-sided. The proposed sign will be located on the existing monument sign already located on the property and, as such, no additional poles or monuments will be installed as a part of the installation of this sign. The applicant has indicated that the sign will dim at nightfall and will present a static, minimum 8 second message. It appears that the applicant has taken the context of the primarily residential neighborhood into account in proposing the installation and operation of the sign.
	<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-1.3A	Local Business Support: The requested sign is in support of the Elks Country Club, a local business in the community for a number of years. The sign will help the Club promote the location and facilities for a variety of uses and events.
	<b>Outstanding Recreational and Cultural Opportunities</b>
RC-2.2A	Maintain and Enhance Existing Facilities: The requested sign is an enhancement of on of the existing golf courses in the community.
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<u>Public Input Opportunities</u> : The Planned Development requires notification of surrounding property owners 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

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>Parks and Greenway</b>
<b>Design Standards:</b>	
N/A	*Please refer to the objectives in the “Outstanding Recreational and Cultural Opportunities” section of the Core Values of the Comprehensive Plan noted above.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>Southeast Connector Neighborhood</b>
<b>Neighborhood Goal/Policy:</b>	
SEC-NA1.1H	Parks and Greenways: Development of the parks and greenways in the Southeast Connector Neighborhood is identified as an important neighborhood objective. The requested sign encourages the redevelopment of existing recreational facilities.

<b>The Development Review Team Recommends that the request for a Major Amendment to the Planned Development be approved for the following reasons:</b>	
•	The requested sign meets all the requirements of the Rapid City Municipal Code.
•	The requested sign will promote the revitalization of existing recreational facilities serving the community.
•	The requested sign is in support of a local business.
•	The applicant’s submitted operations plan notes that the size of the sign is limited, that the sign is single-sided, and that no new structures are required in order to display the sign. In addition, the sign will dim at nightfall and will display a minimum 8 second static message. The impact of the requested sign is being mitigated to the greatest extent possible.

<b>Staff recommends that the Major Amendment to the Planned Development to allow a light emitting diode (LED) message center to be installed on the property as an accessory to the existing golf course be approved with the following stipulations.</b>	
1.	Prior to issuance of a sign permit, all signage currently located within the Jolly Lane right-of-way shall be removed.
2.	A sign permit shall be obtained prior to construction. All signage shall comply with the requirements of the Rapid City Sign Code and the submitted sign package. Any changes to the existing signage shall require a Major Amendment to the Planned Development.
3.	This Major Amendment to the Planned Development shall allow for one single-sided, 36.63 inch by 80.69 inch, Light Emitting Diode (LED) message center to be located on the property as an accessory use to the existing golf course. All permitted uses in the General Agriculture District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses shall require the review and approval of a Major Amendment to the Planned Development. All requirements of the General Agriculture District shall be continually maintained unless specifically stipulated as a part of a previously approved Major Amendment, this Major Amendment, or a future Major Amendment to the Planned Development.