



Rapid City Planning Commission

Planned Development Project Report

February 25, 2016

Applicant Request(s)
Case # 16PD001, a Major Amendment to the Planned Development to revise the sign package Companion Case(s) #: N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to the Planned Development to revise the sign package be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted a Major Amendment to the Planned Development to revise the existing sign package on the property. The existing monument sign for the existing Primrose Retirement Home is located approximately one foot from the southern property line. Rapid City Sign Code requires ground signs to be located a minimum of 10 feet from all property lines or a minimum of 10 feet above grade. The approved Planned Development on the property (File #99PD006) does not include the monument sign as a part of the approved sign package. The applicant is now proposing to reconstruct the existing monument sign with a new design at the same location. However, since the signage was never included in the original sign package and since the proposed sign will be located one foot from the property line, a Major Amendment to the Planned Development must be approved for the new sign prior to issuance of a sign permit. As such, the applicant has submitted this Major Amendment to allow the addition of the existing sign to the approved sign package and to request an Exception to reduce the required setback for a ground sign from 10 feet to 1 foot. A sign permit must be obtained prior to construction of the sign.

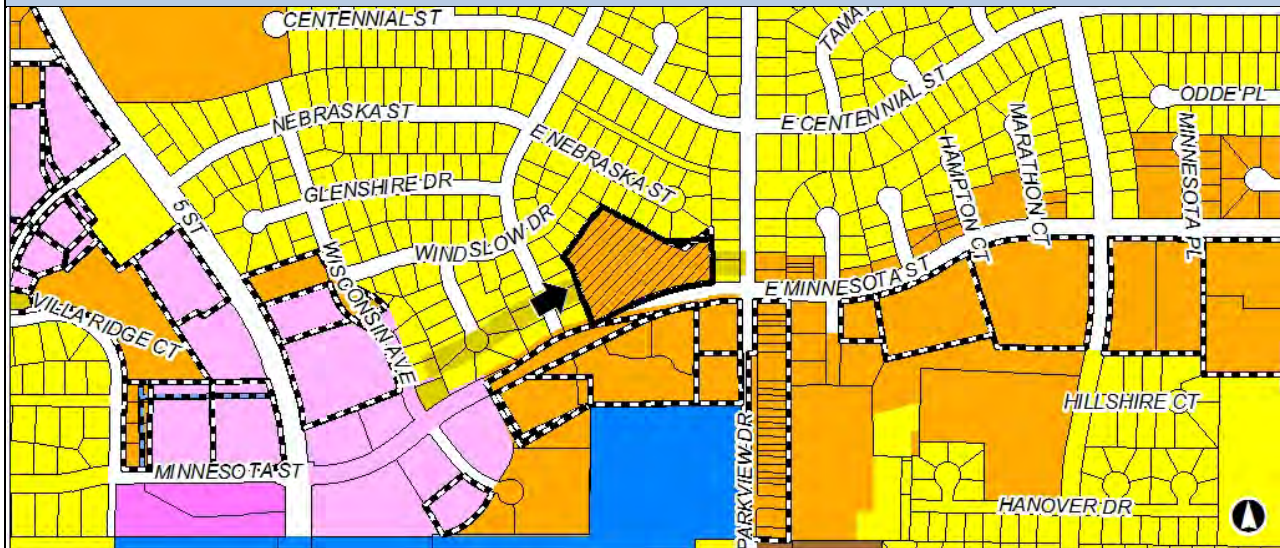
Development Review Team Contacts	
Applicant: Nationwide Health Properties, LLC	Planner: Robert Laroco
Property Owner: Nationwide Health Properties, LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: Janet Kaiser
Surveyor: Renner & Associates, LLC	Water/Sewer: Nicole Lecy
Other: Sign Contractor; Conrad's Big C Signs	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	224 East Minnesota Street, between Parkview Drive and Maple Avenue
Neighborhood	South Robbinsdale Neighborhood
Subdivision	Robbindale Addition #10
Land Area	4.07 acres, approximately 177,290 sq ft
Existing Buildings	Existing retirement living facility and accessory structure
Topography	Level
Access	East Minnesota Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	

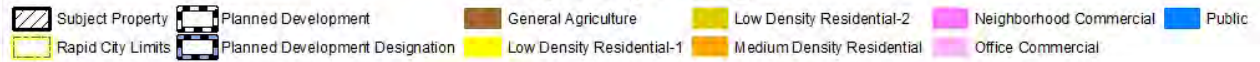
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR/PD	LDN	Existing multifamily residential with accessory structure
Adjacent North	LDR	LDN	Single family residences
Adjacent South	MDR/PD	LDN	Multifamily residences
Adjacent East	LDR, LDR-2	LDN	Single family residences
Adjacent West	LDR, LDR-2, MDR	LDN	Single family residences

Zoning Map



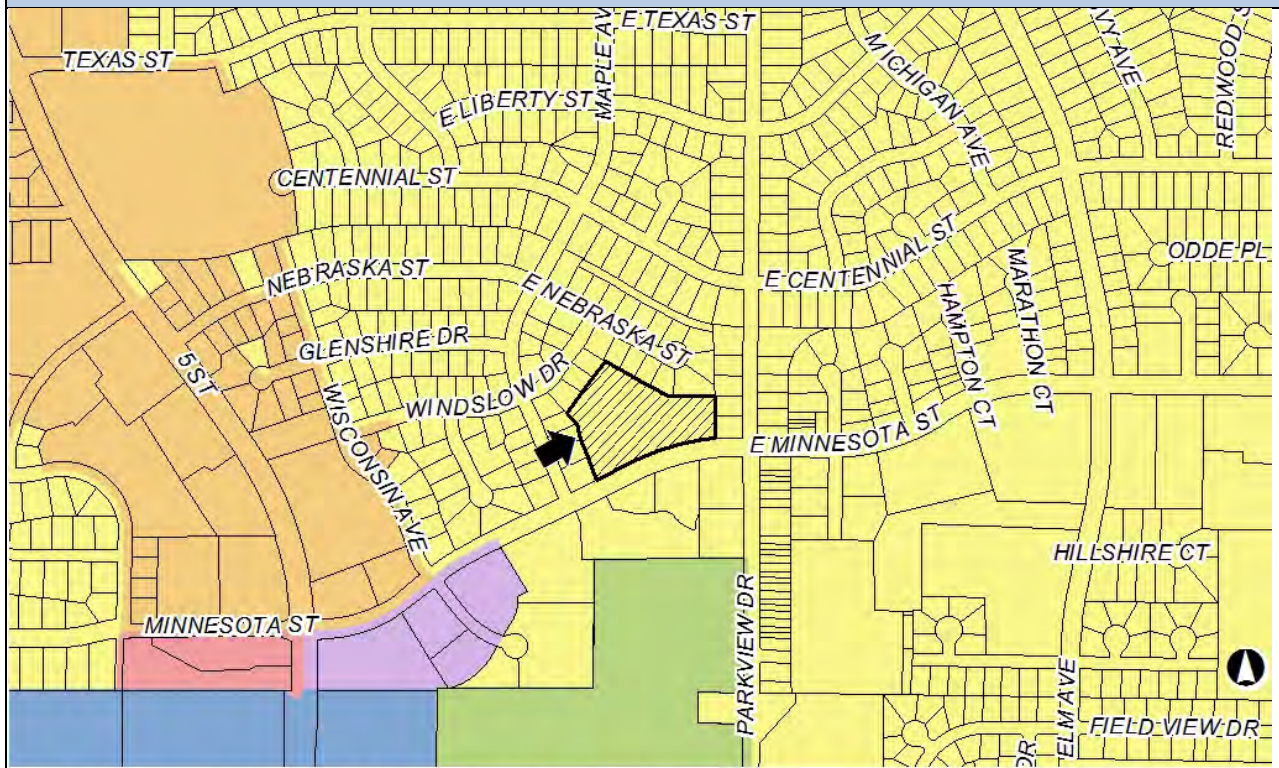
Rapid City Zoning



Existing Land Uses



Comprehensive Plan Future Land Use



- Future Land Use Categories**
- Subject Property
 - Urban Neighborhood
 - Employment
 - Public/Quasi-Public
 - Rapid City Limits
 - Low Density Neighborhood
 - Mixed Use Commercial
 - Parks and Greenway

Parks or Transportation Plan



- Major Street Plan**
- Subject Property
 - Minor arterial
 - Proposed collector
 - Rapid City Limits
 - Collector
 - Principal arterial
 - Proposed minor arterial

Relevant Case History			
Case/File#	Date	Request	Action
99PD006	4/19/99	Major Amendment to the Planned Development to increase the overall area of use within the Planned Development	City Council approved with stipulations
Relevant Zoning District Regulations			
Medium Density Residential District (Planned Development)	Required	Proposed/Existing	
Lot Area	Minimum 6,500 sq ft for single family 5,000 sq ft + 1,500 sq ft/unit for multifamily	4.07 acres, approximately 177,290 sq ft	
Lot Frontage	Minimum 100 ft at the front building line	Approximately 540 ft	
Maximum Building Heights	3 stories, 35 ft	No changes proposed	
Maximum Density	30%	No changes proposed	
Minimum Building Setback:			
• Front	25 ft	No changes proposed	
• Rear	25 ft	No changes proposed	
• Side	25 ft/25 ft	No changes proposed	
• Street Side	N/A	N/A	
Minimum Landscape Requirements:			
• # of landscape points	Per RCMC	No changes proposed	
• # of landscape islands	Per RCMC	No changes proposed	
Minimum Parking Requirements:			
• # of parking spaces	Per RCMC	No changes proposed	
• # of ADA spaces	Per RCMC	No changes proposed	
Signage	Per approved sign package	One 5' x 10' (50 sq ft) stone, non-illuminated monument sign located 1' from the southern property line	
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 4.07 acres zoned Medium Density Residential District in a Planned Development. There are no unique conditions on this 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 is located within an existing Planned Development. The location of the existing sign was not approved as a part of any previous Planned Development and, as such, the replacement of the existing sign 1 foot from the southern property line requires a Major Amendment to the Planned Development. The applicant is requesting an Exception to reduce the required setback for a sign from 10 feet to 1 foot. The application of these regulations to this piece of property does not create a practical difficulty or undue hardship.

<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>Submitted plans show that the existing sign is located 1 foot from the southern property line. The proposed sign will be located on the same footing as the existing sign and does not encroach into any site triangles or easements. The applicant should note that East Minnesota Street is classified as a Minor Arterial Street on the City's Major Street Plan, requiring a minimum 100 feet of right-of-way. During review of the request Transportation Planning staff and Public Works staff noted that the East Minnesota Street right-of-way is approximately 80 feet wide adjacent to the existing Primrose Retirement Community. The applicant should be aware that if, in the future, additional right-of-way is required for East Minnesota Street, the existing/proposed sign would likely need to be removed from its existing location.</p> <p>Relocation of the sign to the minimum 10-foot setback required by Ordinance will result in the sign being located in the existing parking lot. The proposed sign totals approximately 50 square feet in size, constructed of stone, and is not illuminated. The proposed sign and the requested Exception does not result in a hardship to the public good nor impair 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>The Rapid City Sign Code is intended to ensure that safe, orderly signage is permitted within City Limits. The proposed sign minimizes the impact of the sign on a predominantly residential corridor. A literal interpretation 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 Rapid City Sign Code requires that all signage be located a minimum of 10 feet from all property lines or a minimum 10 feet above finished grade. While a pole sign could be constructed on the property which would be located a minimum of 10 feet above grade, the likely design of such a sign would conflict with the predominately residential character of East Minnesota Street and would impair the public good and conflict with the intent of the Zoning Ordinance. The proposed sign will minimize the visual impact of signage within the corridor. Potential adverse impacts of the sign are being appropriately mitigated.</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>The requested Exception to reduce the required setback for a ground sign from 10 feet to 1 foot will allow the improvement of an existing sign. Relocation of the sign in compliance with the requirements of the Sign Code will result in a sign located either in the existing parking lot or redesigned into a pole sign located 10 feet above grade. Either option would be undesirable within this predominately residential corridor. The requested Exception is an alternative which will reasonably achieve the standards sought to be modified.</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-1.1E	<u>Context-Sensitive Design</u> : The design of the proposed sign ensures that its impact on the predominately residential character of the surrounding neighborhood is minimized by using the existing footing, not illuminating the sign, and using natural stone for the construction of the new sign.
	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 Major Amendment to 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 Major Amendment.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
SDP-N5	<u>Varied Neighborhood Character</u> : The proposed sign continues to incorporate a variety of architectural and streetscape elements into the corridor which defines the character of the neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	South Robbinsdale Neighborhood
Neighborhood Goal/Policy:	
N/A	N/A

The Development Review Team Recommends that the request for a Major Amendment to the Planned Development be approved for the following reasons:

•	The requested Exception to reduce the required setback for a ground sign from 10 feet to 1 foot is for an existing sign located at the Primrose Retirement Community. The applicant is proposing to utilize the same footing and foundation and replace the architectural design of the sign with a 5 foot by 10 foot, 50 square foot stone, non-illuminated ground sign.
•	The proposed sign matches the existing character of the neighborhood and will allow a non-illuminated monument-style sign to be constructed on the property in lieu of a 10-foot-tall pole sign, which would be permitted today. The requested Exception minimizes the impact of signage on the predominately residential neighborhood.
•	No other alterations or changes are being proposed on the balance of the site or the operation of the existing facility.

Staff recommends that the requested Major Amendment to the Planned Development be approved with the following stipulations:

1.	The requested Exception to reduce the setback for a ground sign from 10 feet to 1 foot is hereby granted. All other requirements of the Rapid City Sign Code shall be continually maintained. The addition of Light Emitting Diode (LED) message centers or signage shall require a Major Amendment to the Planned Development. A sign permit shall be obtained prior to construction of the sign;
2.	The stipulations of approval of the previously approved Planned Development on the property, File #99PD006, are hereby acknowledged;
3.	This Major Amendment to the Planned Development shall allow for construction of a ground sign on property zoned Medium Density Residential District. All requirements of the Medium Density Residential District shall be maintained unless specifically stipulated as a part of this Major Amendment, the previously approved Major Amendment, or a subsequent Major Amendment to the Planned Development. All uses permitted in the Medium Density Residential District shall be permitted contingent upon provision of sufficient parking and an approved building permit. All conditional uses shall require a Major Amendment to the Planned Development.