

STAFF REPORT

April 5, 2001

No. 01PD006 - Major Amendment to a Planned Commercial Development to revise the sign package **ITEM 34**

GENERAL INFORMATION:

PETITIONER	Exhaust Pros of Rapid City, Inc.
REQUEST	No. 01PD006 - Major Amendment to a Planned Commercial Development to revise the sign package
LEGAL DESCRIPTION	Lot 7 of SSJE Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.23 Acres
LOCATION	1331 Jess Street
EXISTING ZONING	General Commercial District (PCD)
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District (PCD)
East:	General Commercial District (PCD)
West:	General Commercial District (PCD)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Commercial Development to revise the sign package be approved with the following stipulations:

Urban Planning Division Recommendation:

1. All previous conditions of approval for the Final Commercial Development Plan #00PD039 shall be continually met with the exception of the following revised sign package:
 - a. A 6 foot X 12 foot wall mounted sign shall be allowed on the north side of the building;
 - b. A 6 foot X 24 foot wall mounted sign shall be allowed on the west side of the building; and,
 - c. An 8 foot X 8 foot pole sign with a minimum ground clearance of 12 feet and a maximum height of 20 feet shall be allowed in the northwest corner of the property. The proposed pole sign shall maintain a minimum eight foot side yard setback.

The signs shall incorporate the same color design as the structure and shall be lighted.

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revise the sign package**

GENERAL COMMENTS: This item was continued at the March 22, 2001 Planning Commission at the applicant's request. The applicant has also notified staff that the size of the proposed signs as identified in the March 22, 2001 staff report was incorrect. All revised or added text is shown in bold print. On September 5, 2000, the City Council approved a Final Commercial Development Plan to allow a muffler shop to be located on the above legally described property. The property is located along the south side of the intersection of Jess Street and Kermit Street. The proposed 15,000 square foot structure is currently under construction. The applicant has indicated that the muffler shop will be known as "Exhaust Pros".

A stipulation of approval of the Planned Commercial Development stated that two 4 foot by 20 foot wall mounted signs were allowed on the north side of the structure. A third mounted wall sign, also measuring 4 foot by 20 foot, was allowed on the west side of the structure. The applicant is requesting that the sign package be revised from that previously approved. As such, a Major Amendment to the Planned Commercial Development must be approved to allow for the revised sign package.

STAFF REVIEW: As previously indicated, the applicant had originally proposed to construct three wall mounted signs measuring 4 foot X 20 foot each. **Staff originally reviewed this request to allow a 2 foot X 12 foot wall mounted sign to be located on the north side of the building and a 2 foot X 24 foot wall mounted sign to be located on the west side of the building. In addition, an 8 foot X 8 foot pole sign was proposed to be located in the northwest corner of the property. The applicant has indicated that an 8 foot X 8 foot pole sign is still going to be located as identified. However, the two wall mounted signs will measure 6 foot X 12 foot and 6 foot X 24 foot, respectively.** The pole sign must be located a minimum distance of eight feet from the side lot line due to an eight foot wide utility and minor drainage easement located along the west lot line of the property. As previously approved, the signs will continue to have the same color design as the structure and shall be lighted.

The original sign package allowed for 240 square foot of sign area on the proposed structure. The revised sign package identifies **214** square foot of sign area to be constructed on the building and 64 square foot of sign area on the pole sign for a total sign area of **278** square feet. **The Sign Code Regulations allows for a maximum of 240 square footage of sign area on the building and 240 square footage of sign area on the pole sign. The proposed sign package identifies less sign area than that permitted by the Sign Code Regulations.** In addition, the applicant has indicated that the pole sign will serve as a directional sign to the traveling public as future development on the adjacent properties occurs. As such, staff recommends approval of the Major Amendment to revise the sign package as identified.