

STAFF REPORT

July 26, 2001

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**No. 01PD041 - Major Amendment to a Planned Commercial Development for a revised sign package**      **ITEM 37**

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GENERAL INFORMATION:

PETITIONER	Curtis Tanksley
REQUEST	<b>No. 01PD041 - Major Amendment to a Planned Commercial Development for a revised sign package</b>
LEGAL DESCRIPTION	Lot 5R of Meridian Subdivision, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 21.371 acres
LOCATION	1200 LaCrosse Street, Wal-Mart
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District/Medium Density Residential District
South:	General Commercial District/Medium Density Residential District
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City Sewer and Water
REPORT BY	Bill Lass

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

Urban Planning Division Recommendations:

1. A sign permit shall be received prior to posting or construction of any signage proposed in the Major Amendment;
2. The future changing of sign location, decrease in sign size, color change, lighting changes and changes in similar sign characteristics can be approved as a Minimal Amendment to the Planned Commercial Development – subject to approval of the Planning Director;
3. The future addition of signs qualifying as “Exempt” under the City Sign Code is permitted and does not require an amendment to this Planned Commercial Development;
4. The future addition of any sign requiring a sign permit (including any billboards) or the increase in size of any sign approved as part of this Major Amendment request shall require a Major Amendment to the Planned Commercial Development;
5. Future signage for the Golden Corral Restaurant may be allowed as a Minimal

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Amendment to the Planned Commercial Development provided it is the same size or smaller than the existing signage used for the restaurant.

GENERAL COMMENTS: This Major Amendment to a Planned Commercial Development has been submitted to allow for implementation of the sign package for the WalMart store on North LaCrosse Street. A Major Amendment to the original Planned Commercial Development was approved last year to allow for a major expansion to the WalMart store and to allow the existing Golden Corral Restaurant to be relocated to the southwestern corner of the property. Several smaller signs were included in last year's Major Amendment request, however, an overall sign package was not presented by the applicant at that time. The sign package included with the current Major Amendment application is for the WalMart store only. Staff informed the applicant that it may be to their advantage to also submit the sign package for the Golden Corral Restaurant although the applicant chose not to include the restaurant sign proposal.

Most of the signage proposed in the current Major Amendment request is wall signage to be painted on or otherwise attached to the outside walls of WalMart (see attached plans). The sign colors are to consist of basic colors including: bronze, white, cream, yellow and red. The site plan includes several pylon or pole signs although most of these are existing signs that may be relocated slightly.

STAFF REVIEW: Staff has reviewed this Major Amendment request and has noted the following requirements:

Future Sign Changes: Staff has noted that Minimal Amendments to the sign package *may* be allowed in the future but only if minor changes are being proposed such as changing of sign location, decrease in sign size, color change, lighting changes and changes in similar sign characteristics. Any changes involving additional signage or increases in sign size will require a Major Amendment to the Planned Commercial Development.

Golden Corral Signage: As noted, the sign package for the new Golden Corral Restaurant has not been submitted as part of this Major Amendment request. Staff is recommending that a Minimal Amendment to the Planned Commercial Development be considered when the sign package for the restaurant is proposed but only if the signage is essentially the same as the signage associated with the existing restaurant. Any major changes to the restaurant signage or additional signage will require a Major Amendment.

Exempt Signs: According to the Sign Code, certain types of signs qualify as "exempt" and do not require a sign permit. Some examples of exempt signs include construction signs, directional signs, no trespassing signs, changing of the sign message, etc. In the case of the WalMart Planned Commercial Development, exempt signs will be allowed without a Major or Minimal Amendment.

Staff has reviewed this Major Amendment request and is recommending approval with the noted stipulations. The required public hearing signs have been posted on the property.

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The receipts from the certified mailing have not yet been returned. Staff will notify the Planning Commission in the event these receipts are not received prior to the July 26 meeting. As of this writing, Staff has not received any objections or inquiries regarding this Major Amendment request.