

STAFF REPORT

October 25, 2001

No. 01PD053 - Major Amendment to a Planned Commercial Development **ITEM 24**

GENERAL INFORMATION:

PETITIONER	Rosenbaum's Signs
REQUEST	No. 01PD053 - Major Amendment to a Planned Commercial Development
LEGAL DESCRIPTION	Lots 12 through 18 of Block 17 of South Boulevard Addition, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .56 Acres
LOCATION	At the intersection of Flormann Street and 7th Street
EXISTING ZONING	Office Commercial District (PDD)
SURROUNDING ZONING	
North:	Office Commercial District (PCD)
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

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

Urban Planning Division Recommendations:

1. All previous conditions of approval for the Final Commercial Development Plan #00PD069 shall be continually met with the exception of stipulation #13 regarding the previously approved sign package; and,
2. The sign package shall be revised to allow three 2 foot 10 inch X 48 foot 11 inch non-illuminated pole mounted directional signs to be located in the northwest corner and southwest corner of the subject property and adjacent to the northeast corner of the proposed structure, respectively. In addition, a 5 foot 2 inch X 7 foot internally lit ground shall be allowed at the entrance of the property along Flormann Street. Two non-illuminated wall mounted signs measuring 12 inch X 30 foot 6 inch and a 12 inch X 3 foot, respectively, shall also be allowed along the north side of the proposed structure. In addition, three 8 inch X 18 inch "open/closed lane" signs and one 8 inch X 48 inch "clearance sign" shall be allowed in the three drive thru lanes.

GENERAL COMMENTS: On February 19, 2001, the City Council approved a Final Commercial

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Development Plan to allow a credit union to be located on the above legally described property. The property is located in the southeast corner of the intersection of Flormann Street and 7th Street. The proposed credit union is currently under construction.

A stipulation of approval of the Planned Commercial Development states that a 4 foot X 48 foot wall sign is allowed on the north side of the structure, a 4 foot X 15 foot wall sign is allowed on the west side of the structure, a ground sign was allowed at the entrance to the building and directional signs were allowed in the drive thru lanes. This stipulation was based on the sign package information submitted by the applicant at that time. The applicant is now requesting that the signage on the property vary from that previously requested and approved. As this was a specific condition of approval, 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 is requesting to revise the previously approved sign package. The original sign package allowed for 294 square foot of sign area on the subject property. The revised sign package identifies 150.5 square foot of sign area to be constructed on the property. It appears that the revised sign package should not have any negative impact upon the existing residential development located south and east of the subject property. The revised sign package also improves directional signage to the three drive thru lanes located along the southeast corner of the structure. As such, staff recommends approval of the Major Amendment to revise the sign package as identified.

As of this writing, staff has not received the postal receipts documenting notice to adjoining property owners. Staff has received one call of inquiry regarding the Major Amendment to the Initial and Final Planned Commercial Development. The caller did not have any objection to the proposed Major Amendment.