

**CITY OF RAPID CITY
FINANCE OFFICE
300 Sixth Street
(605) 394-4143**

**NOTICE OF APPEAL
FROM THE REQUIREMENTS OF THE RAPID CITY SIGN ORDINANCE
CHAPTER 15.28 – SIGN CODE**

Place of Hearing: Council Chambers
City/School Administration Building
300 Sixth Street
Rapid City, South Dakota 57701

Date of Hearing: 11-05-07 City Council Time: 7:00 p.m.

Appellant: Dream Design Intl., Inc.

Address: 528 Kansas City Street, Suite 4
Rapid City, SD 57701

Owner: Cabela's Retail Inc.

Address: 1 Cabela Drive
Sydney, NE 69160

The undersigned hereby applies to the Rapid City Common Council for a variance in the application of the sign ordinance, affecting the following described premises in the manner and on the grounds hereinafter set forth:

Variance Location: Forefather Flats Subdivision

Legal Description: Lot 3, Forefather Flats Subdivision

Legal
located
between 1.90
& E. Main St

Zoning: GC Lot Frontage: 565.91 LF along Interstate 90.

Type of Proposed Sign: Wall Signs, Joint Identification Sign, Ground Monument Sign

Dream Design Intl.
Inc.
394-0533

State specific requirement of the Rapid City Sign Ordinance relative to variance request:

15.28.225 Maximum Area Allowed: 200 square feet, Maximum Height Allowed: 15 feet.

Individual on premises ground sign will not be allowed. Request to allow individual on premises ground signs for Cabela's within the development district. As shown on the enclosed drawing.

As required by Rapid City Sign Ordinance section: 15.28.225

Joint Identification Signs

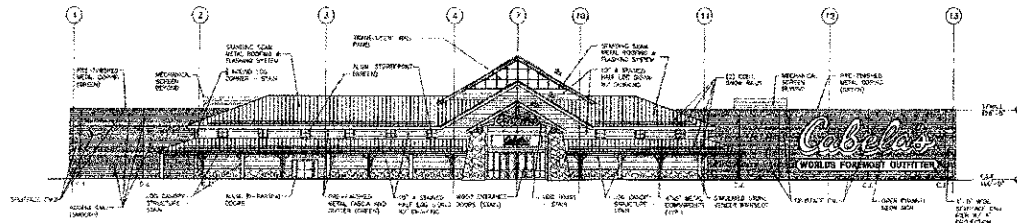
Cabela's would like the opportunity to display signage on the Joint Identification Sign and Monument Sign in addition to the wall signage already approved by the Sign Board of Appeals on October 17, 2007.

Appellant

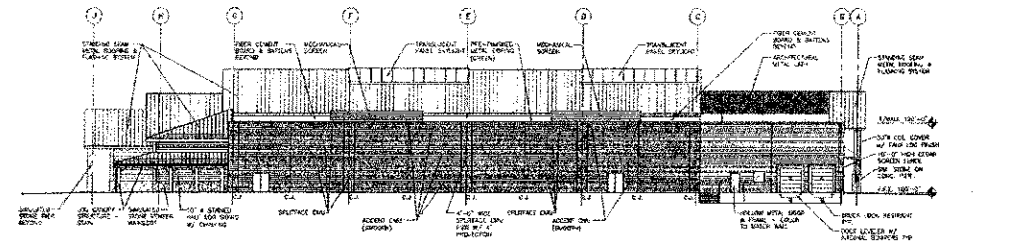
Date


Owner

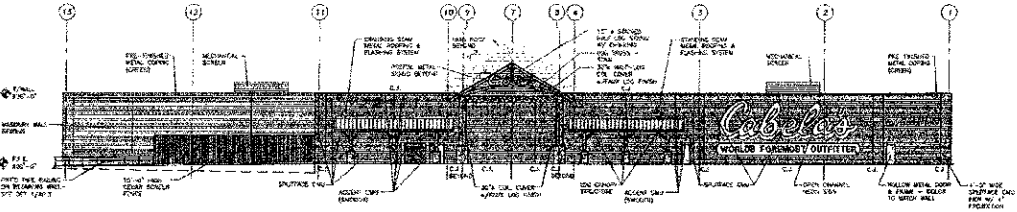
KRISTOPHER NITZ 10.22.2007
Date



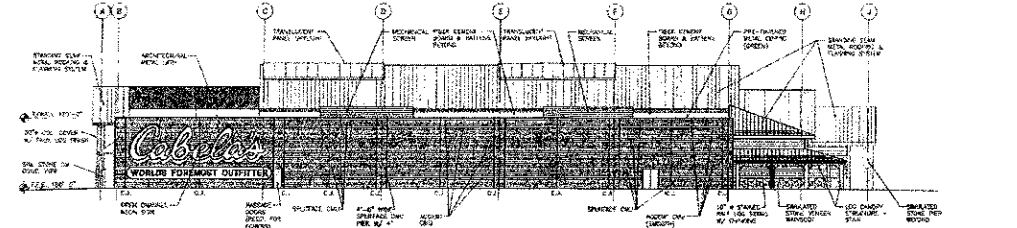
A NORTH ELEVATION
 ALL 1/8" = 1'-0"



B WEST ELEVATION
 ALL 1/8" = 1'-0"



C SOUTH ELEVATION
 ALL 1/8" = 1'-0"



D EAST ELEVATION
 ALL 1/8" = 1'-0"

CR
 CRABTREE ROHRBAUGH & ASSOCIATES
 ARCHITECTS
 3015 VERNON AVE. SUITE 100
 RENO, NEBRASKA 68509

Cabela's
 CABELA'S RETAIL, INCORPORATED
 RAPID CITY, SOUTH DAKOTA

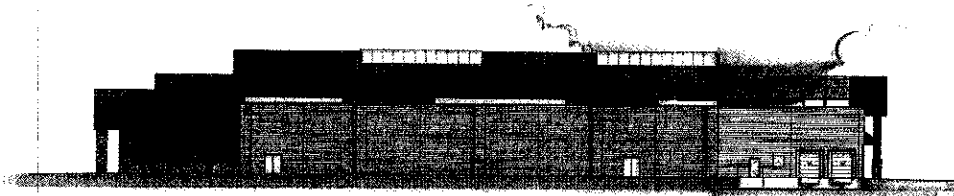
KEY PLAN
 CONSTRUCTION DOCUMENTS
 EXTERIOR ELEVATIONS

Submissions		
No.	Date	Description
01	08/01/00	0000
02	08/01/00	0000
03	08/01/00	0000
04	08/01/00	0000
05	08/01/00	0000
06	08/01/00	0000
07	08/01/00	0000
Revisions		
No.	Date	Description

Project No. 0000 Sheet
 Date: AUGUST 10, 2000 **A2.1**



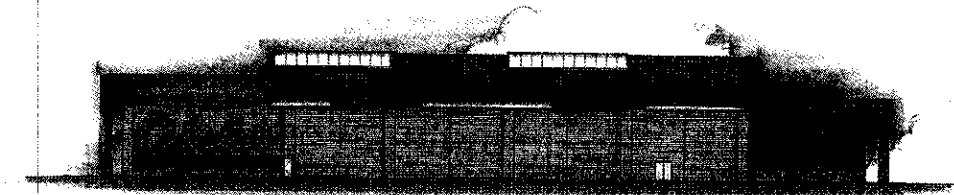
A NORTH ELEVATION
 1/2" = 1'-0"



B WEST ELEVATION
 1/2" = 1'-0"



C SOUTH ELEVATION
 1/2" = 1'-0"



D EAST ELEVATION
 1/2" = 1'-0"



QUARRIER, FOURNIER & ASSOCIATES
 ARCHITECTS
 224 WEST 24th Street, Sioux Falls, SD 57104
 605.336.1111

Cabela's
 CABELA'S RETAIL, INCORPORATED
 RAPID CITY, SOUTH DAKOTA

KEY PLAN

CONSTRUCTION DOCUMENTS

EXTERIOR ELEVATIONS

Substitutions

No.	Date	Description
01	08/22	0000
02	08/22	0000
03	08/22	0000
04	08/22	0000
05	08/22	0000
06	08/22	0000

Revisions

No.	Date	Description

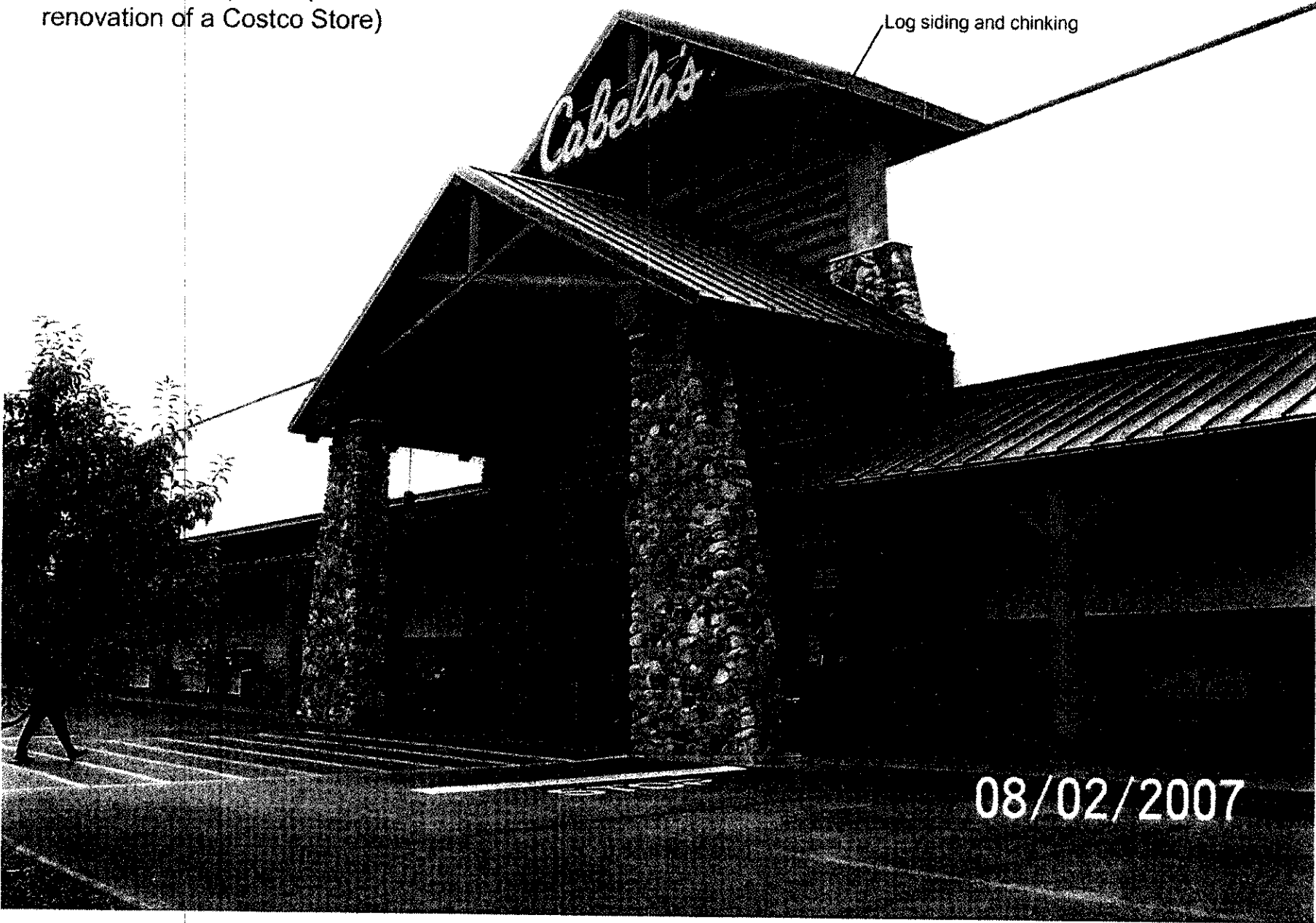
Project No. 2000 Sheet

Issue 10/20/00 **A2.1**

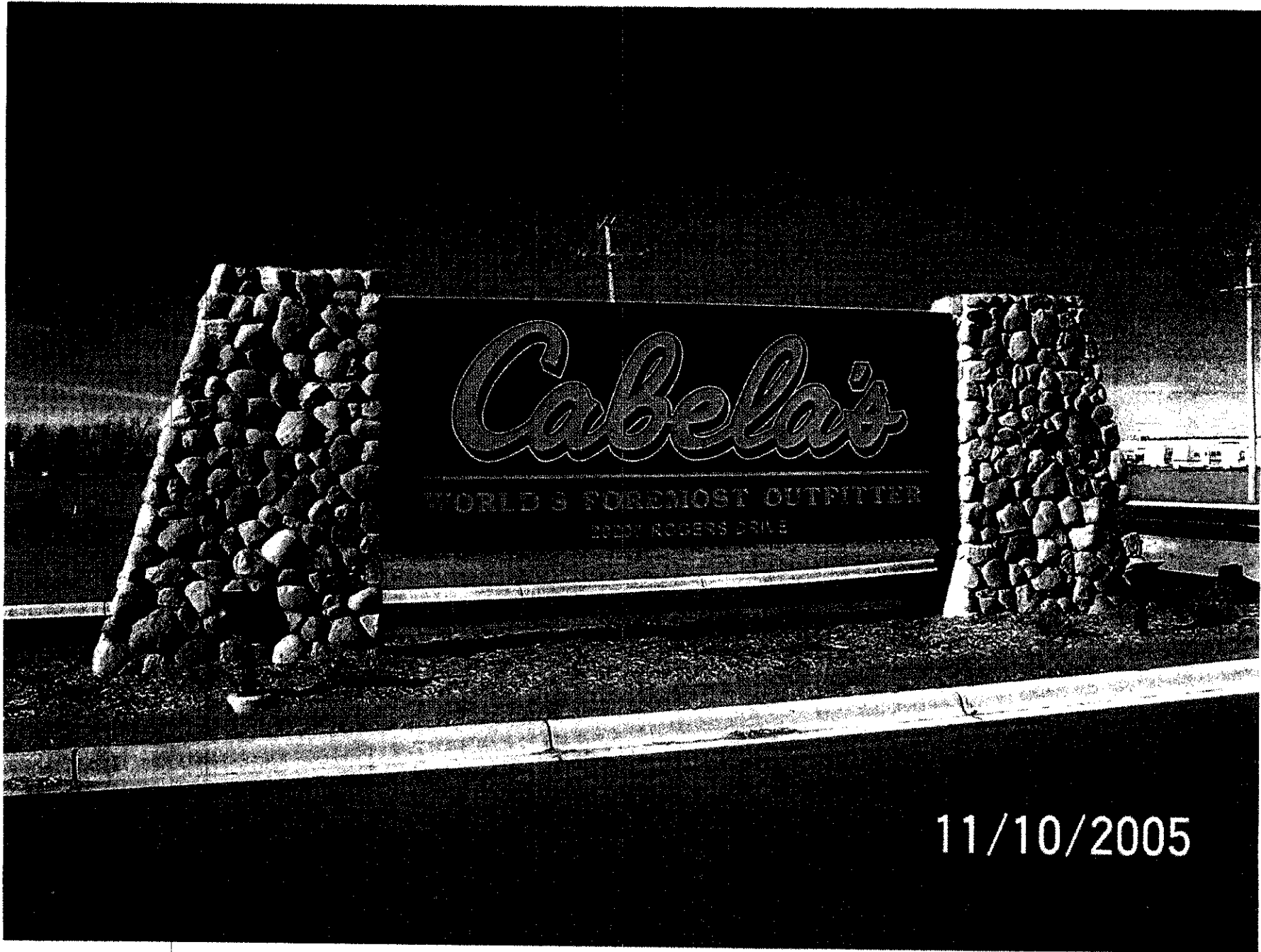
CONSTRUCTION DOCUMENTS

Boise, ID – completed (this was a renovation of a Costco Store)

Log siding and chinking



08/02/2007



Cabela's

WORLD'S FOREMOST OUTFITTER

2001 ROGERS DRIVE

11/10/2005

Cabela's

WORLD'S FOREMOST OUTFITTER

11/10/2005

Typical sign above main entrance
(overall dimensions: 19'-4 x 4'-0")

Cabela's
WORLD'S FOREMOST OUTFITTER

11/10/2005

Oak door trim (doors are also oak)



MINUTES

SIGN CODE BOARD OF APPEALS October 17, 2007

The Sign Code Board of Appeals met on Wednesday, October 19, 2007, with the following members present: Peter Neumann, Chairman; Gary Brown, Kyle Mattison, Dennis Hettich, and Bob Hurlbut. Staff present: Brenda Vespested and Brad Solon, Development Service Center; and Joel Landeen, City Attorney's Office.

Appeal No. 2007-12 Continued from September 19, 2007

Dream Design International Inc., 528 Kansas City Street; Suite 4, Rapid City, SD 57701, applies for a variance to allow joint identification signs to be 70 feet in height in lieu of the 15 feet required and to allow joint identification signs to be 1,200 square feet in area in lieu of the 200 square feet required as per Section 15.28.225 of the Rapid City Municipal Code for signs to be located at the property legally described as Lot 3 of Starlite Subdivision and a Portion of the SW1/4 of Section 28, Section 28; T2N, R8E, BHM, Rapid City, Pennington County, South Dakota.

Solon gave the video presentation. The green cards were turned in at a previous meeting. Mike Bender from Dream Design International Inc. was present for the appeal. Brown asked if someone went before the City Council to propose an ordinance change for the height of joint identification signs. Landeen said that nothing had been done and it would be quite a few months before anything happens. There was discussion on the height of signs along the interstate. Solon said that Applebees got a variance, Chili's variance was denied, Conoco got a variance, Acres Hospitality got a variance, Super 8 got denied, and Ramkota and AmericInn got a variance. Neumann said that they were looking at the contour of the land when considering these variance requests. Landeen said that the part of the ordinance that deals with joint identification signs requires the signs to be no more than 15' tall; but if it were just one business on the site, the sign could be 45' tall. Solon said that Rushmore Crossing got a variance for their joint identification signs to be 38'6" tall. Bender said that the Sign Code Board of Appeals should have some standards for their decisions so they can defend their decisions. Neumann said that they have been looking at topographical conditions as standards to grant sign height variances. Solon said that at 45', these joint identification signs are not going to be seen by traffic coming from the east. Ron Callahan from Black Hills Truck & Trailer said that he would agree with 45'. There was discussion on hearing the two parts of this variance request separately. Mattison moved to approve a maximum height of 45' for 3 joint identification signs, with a second by Hettich. Appeal No. 2007-12 was approved for a maximum height of 45' for 3 joint identification signs by a vote of 5-0.

Appeal No. 2007-18 Continued from September 19, 2007

Dream Design International Inc., 528 Kansas City Street; Suite 4, Rapid City, SD 57701, applies for a variance to allow the total area of wall signs to be 2,251.3 square feet in lieu of the 1,131.82 square feet allowed per Section 15.28.190 of the Rapid City Municipal Code for signs to be located at 3231 E Mall Drive, legally described as Lot 3, Forefather Flats Subdivision, Section 28; T2N, R8E, BHM, Rapid City, Pennington County, South Dakota.

Solon gave the video presentation. The green cards were turned in at the previous meeting. Mike Bender from Dream Design International Inc. was present for the appeal. Bender showed the board the elevations of all sides of the buildings and where the signs will be on the building.



Solon said that they are asking for almost twice the square footage for wall signs than what is allowed. Bender said that they have no plans for a ground sign and are relying on their wall signs. Solon said that the sign code allows 2 times the frontage for walls signs and 2 times the frontage for ground signs; so they are basically using the square footage allowed for both the wall and ground signs for just the wall signs. Hettich moved approve the area for walls signs to be 2,251.3 square feet with the stipulation that there be no pole signs, second by Brown. Appeal No. 2007-18 was approved for the area for walls signs to be 2,251.3 square feet with the stipulation that there be no pole signs by a vote of 5-0.

Appeal No. 2007-19

Dream Design International Inc., 528 Kansas City Street; Suite 4, Rapid City, SD 57701, applies for a variance to allow 2 wall signs with a maximum combined square footage of 200 square feet in lieu of the one 32 square foot sign required as per Section 15.28.190 of the Rapid City Municipal Code for signs to be located at 1225 Eglin Street, legally described as a portion of the SW ¼ of the SW ¼ of Section 29, and a portion of SE ¼ of the SE ¼ of Section 30, all located in T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Section Corner common to Sections 29, 30, 31, 32, T2N, R8E, BHM, thence N03°14'31"W, a distance of 908.51 feet to the point of beginning; thence, first course N28°40'12"E, a distance of 58.62 feet; thence, second course: S61°19'48"E, a distance of 83.33 feet; thence, third course: N28°38'27"E, a distance of 163.57 feet; thence, fourth course: S61°19'48"E, a distance of 250.17 feet; thence fifth course: S28°40'12"W, a distance of 236.73 feet; thence sixth course: N60°55'15"W, a distance of 250.17 feet; thence seventh course: N61°13'39, a distance of 47.70 feet; thence eighth course: N41°43'18"W, a distance of 37.74 feet, to the point of beginning; containing 64,702 square feet or 1.485 acres more or less.

Solon said that this request is for Scheels. Solon explained to the Board the Scheels lot has no street frontage, so therefore they can only have 32 square feet of walls signs. Solon said that they are working with Growth Management on using the rear access easement road to count as frontage. Bender said that they do not have an answer from Growth Management that this time as to whether or not they can consider the rear access road as frontage. Brown moved to continue the appeal until November 21, 2007, with a second by Mattison. Appeal No. 2007-19 was continued until November 21, 2007, by a vote of 5-0.

Hettich moved to approve the minutes of August 15, 2007 and September 19, 2007, with a second by Brown. Motion carried 5-0.

There being no further appeals to come before the board at this time, the meeting adjourned at 7:35 a.m.