

STAFF REPORT

October 25, 2001

No. 01UR054 - Use On Review to allow a sign and bench in the Flood Hazard Zoning District **ITEM 36**

GENERAL INFORMATION:

PETITIONER	Rapid City Parks Department and the Rapid City Garden Club
REQUEST	No. 01UR054 - Use On Review to allow a sign and bench in the Flood Hazard Zoning District
LEGAL DESCRIPTION	Tract 25 less Lot H1, Rapid City Greenway Tracts, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.588 acres
LOCATION	Northwest of the intersection of Omaha Street and Pressler Junction
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	General Commercial District/Flood Hazard District
South:	General Commercial District
East:	Flood Hazard District
West:	Flood Hazard District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Use On Review to allow a sign and bench in the Flood Hazard Zoning District be approved with the following stipulations:

Engineering Division Recommendations:

1. That the applicant shall accept responsibility for maintenance and replacement of the proposed structures in the event of damage, deterioration or removal due to the excavation for the maintenance of the sanitary sewer main;

Building Inspection Department Recommendations:

2. That all requirements of the Sign Code shall be continually met;
3. A Sign Permit shall be obtained prior to erection of a sign; and,
4. Prior to City Council approval, the applicant shall provide a drawing of the proposed sign.

GENERAL COMMENTS: The City of Rapid City Parks Department and the Rapid City Garden Club have submitted this Use On Review request to locate structures in the Flood Hazard

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Zoning District. The request is to allow a bench and sign along Omaha Street, northeast of Pressler Junction. The applicant is proposing to place a four foot long park bench on a concrete pad approximately 40 feet north of the south property line and erect a four foot by eight foot sign approximately 60 feet north of the south property line. Both the bench and the sign will be approximately 75 feet east of the west property line.

STAFF REVIEW: The Engineering Division has reviewed this request and has noted that a 36 inch sanitary sewer main is located between the proposed sign and bench as identified on the site plan. The sign and bench would likely be removed if excavation for maintenance of the sanitary sewer main were required. The applicant should be aware that replacement of the sign and bench would be at the applicant's expense.

The Building Inspection Department has noted that the proposed sign can not contain any advertising message and is requiring that the applicant submit a drawing of the proposed sign prior to City Council approval of the Use On Review to verify that the sign meets all requirements of the sign code. Prior to construction of the sign, the applicant must obtain a Sign Permit.

Staff has reviewed this request with respect to the twelve criteria established for Use On Reviews identified in Section 17.54.030 of the Rapid City Municipal Code. Staff finds this request with the recommended stipulations to be in general compliance with the twelve criteria for Use On Reviews.