

STAFF REPORT

July 3, 2002

No. 02PD028 - Major Amendment to a Planned Commercial Development to add a fence, sign and relocate a sign **ITEM 17**

GENERAL INFORMATION:

PETITIONER	Craig Stump for Sheridan Lake Properties, LLC
REQUEST	No. 02PD028 - Major Amendment to a Planned Commercial Development to add a fence, sign and relocate a sign
EXISTING LEGAL DESCRIPTION	Lot A Revised of Donhiser Addition; Lot B and the vacated Clower Lane of Donhiser Addition; and, Lot 1 of Lot J of Harter Addition all located in the NE1/4 of Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.02 acres
LOCATION	740 Sheridan Lake Road
EXISTING ZONING	Office Commercial District w/Planned Commercial Development
SURROUNDING ZONING	
North:	Office Commercial District w/Planned Commercial Development
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	National Guard Camp
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	06/07/2002
REPORT BY	Karen Bulman

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development to relocate a sign be denied and that the request to add a fence and a sign be approved with the following stipulations:

Building Inspection Division Recommendations:

1. A building permit must be obtained for the fence prior to construction;
2. A sign permit must be obtained for the wall sign prior to construction;

Urban Planning Division Recommendations:

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3. Before a building permit is issued, an exception to the Fence Height requirements for a six foot fence in a front yard must be obtained;
4. Before a building permit is issued, the temporary sign currently located on the premise shall be removed; and,
5. All fire codes, parking requirements and previous conditions of the original and amended Planned Commercial Developments must be continually met.

GENERAL COMMENTS: A Planned Unit Development (#1151) was approved by the City Council on February 15, 1993 authorizing the rezoning of the property to Office Commercial District and authorizing the development of future office construction on the site. On December 21, 1998, a Major Amendment to the Planned Commercial Development (#98PD035) was approved by the City Council to allow an 8,000 square foot addition and to waive the screening fence requirement adjacent to the abutting residential properties. One of the stipulations was that the proposed entry sign be allowed in lieu of the existing sign subject to compliance with the applicable Sign Code regulations. The applicant is requesting to move the approved sign location to an area on the north side of the parking lot adjacent to Sheridan Lake Road and adjacent to the residential property located to the north of the parking lot. The applicant also wishes to construct a six foot fence on the west side of the building adjacent to Sheridan Lake Road to hide electric service utilities. A wall sign would then be placed on the fence.

STAFF REVIEW:

Staff has reviewed the requested Major Amendment to a Planned Commercial Development and recommends approval of the fence and wall sign, providing the applicant obtains an exception to the fence height requirement to allow a six foot fence in the front yard. This exception to the regulations is necessary as the maximum height for a fence in a front yard is four foot. Wall signs are allowed on fences, buildings, awnings or marquees. The fence will be made of Dry-vit® and will match the existing building.

Staff is recommending denial of the request for the change in location of the pole sign. The relocation of the pole sign is not integrated in the Planned Commercial Development package. The parking lot is on a separate lot from the building and could not be an on-premise sign unless the two lots were combined as a developmental lot. There is a residential property to the north of the parking lot, which is the requested re-location of the sign. Staff feels this commercial sign would be located too close to the residential property. Staff is recommending the pole sign be placed at the existing approved location where it is integrated with the commercial development and does not impact a residential structure.

All fire codes, parking requirements and previous conditions of the original and Amended Planned Commercial Developments must be continually met.

The required sign has been posted on the property. As of this writing, the receipts from the certified mailing have not been received. Staff will notify the Planning Commission in the event the requirements are not met. To date, staff has not received any inquiries regarding

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this request.