

STAFF REPORT
June 10, 2004

No. 04SR030 - 11-6-19 SDCL Review to allow the construction of a sign on public property **ITEM 11**

GENERAL INFORMATION:

PETITIONER	City/School Administration Center
REQUEST	No. 04SR030 - 11-6-19 SDCL Review to allow the construction of a sign on public property
EXISTING LEGAL DESCRIPTION	Parcels 1 and 2; Lots 1 thru 16 less Lot H1 of Lots 1 thru 13; Lot A; Parcel 5 and 6 less Lot H1 of Parcel 6; vacated alley less Lot H1 (also in Section 1, T1N, R7E); Block 65; Original Town of Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.8
LOCATION	300 Sixth Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Flood Hazard District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	05/18/2004
REVIEWED BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow the construction of a sign on public property be approved with the following stipulations:

Engineering Division Recommendations:

1. A Sign Permit shall be obtained prior to installation of the sign; and,
2. The proposed sign shall be located a minimum of ten feet from the west property line.

GENERAL COMMENTS: The applicant is proposing to construct a nine feet wide by four feet high ground sign on public property. The subject property is located on the south side of West Omaha Street between Fifth Street and Sixth Street.

South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park, or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if

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covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". As previously indicated the proposed construction is on publicly owned land requiring that the Planning Commission review and approve of the proposed construction.

STAFF REVIEW: Staff has reviewed the proposed 11-6-19 SDCL Review as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Sign Permit: Staff noted that a Sign Permit shall be obtained prior to installing the sign.

Size/Height/Spacing: Staff noted that the proposed sign is not located within 100 feet of any other on-premises ground signs. The proposed sign will have a total height of four feet. The applicant's site plan shows the proposed sign to be located approximately six feet from the west property line of the subject property. Staff noted that Section 15.28.200 of the Rapid City Municipal Code requires that ground signs that are not ten feet clear from grade shall be set back a minimum distance of ten feet from the property line. As such the proposed sign shall be located a minimum of ten feet from the west property line. The proposed sign meets all size, height and spacing requirements for on-premises ground signs set forth in Section 15.28.200 of the Rapid City Municipal Code.

Staff recommends approval of this request with the above stated stipulations.