

STAFF REPORT
February 24, 2005

No. 05UR001 - Major Amendment to a Conditional Use Permit to allow signs and awnings

ITEM 55

GENERAL INFORMATION:

PETITIONER	Gary French for Rausch Monument
REQUEST	No. 05UR001 - Major Amendment to a Conditional Use Permit to allow signs and awnings
EXISTING LEGAL DESCRIPTION	Lot 3B and all of Lot 4 and N1/2 of Lot 5 in Railroad Block 3 of Jackson View Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .25 acres
LOCATION	1116 Jackson Boulevard
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/24/2005
REVIEWED BY	Karen Bulman / David L. Johnson

RECOMMENDATION:

Staff recommends that the Major Amendment to a Conditional Use Permit to allow signs and awnings be approved with the following stipulations:

1. All awnings shall comply with the International Building Codes;
2. A building permit shall be obtained prior to the erection of the awnings;
3. A sign permit shall be obtained prior to erection of signage;
4. All awnings shall be maintained in a neat and orderly appearance; and,
5. The stipulations of the Conditional Use Permit to allow monument sales and engraving in a General Commercial Zoning District (04UR008) must be continually met.

GENERAL COMMENTS: On May 17, 2004, the City Council approved an amendment to the General Commercial Zoning District to allow monument sales and engraving as a conditional use. Subsequently, the applicant submitted a request for a Conditional Use Permit to allow monument sales and engraving in a General Commercial Zoning District. This application was approved on August 5, 2004 by the Planning Commission. The

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applicant is requesting a Major Amendment to the Conditional Use Permit to allow awnings and signs on the subject property.

STAFF REVIEW: Staff has reviewed this request for a Major Amendment to a Conditional Use Permit on the subject property and has noted the following issues:

Awnings with Signage

The applicant proposes to place three awnings above the windows and doors on the subject property. Similar awnings are located on buildings along Jackson Boulevard. The subject building is located on the front property line. As such, the awnings would encroach into the sidewalk right-of-way. Awnings may encroach into this right-of-way but must comply with the requirements contained in the International Building Code. This building code states that awnings may extend over public property but must not obstruct the use of a required means of egress and shall be at least eight (8) feet above the public walkway. The awnings are proposed to be vinyl coated back-lit awnings in a burgundy color. The first awning would be located above the south door to the parking lot. The second and third awnings would be located above the windows and doors on the west side of the building. All three awnings would project eighteen (18) inches and would be thirty (30) feet in height. Staff is requesting that the awnings be maintained, so as to present a neat and orderly appearance. Lettering indicating "Rausch Monuments" and "Hammer-Rausch Granite Products" will be placed on the awnings. A building permit must be obtained prior to the erection of any awnings in lieu of a permit to work in the right-of-way. A sign permit must be obtained prior to the erection of any signage.

Wall Sign

The applicant proposes to place a wall sign on the north side of the six (6) foot by eight (8) foot brick projection above the roof. The sign is not considered a roof sign as it is located on a wall and does not project above the highest point of the roof line. The sign is being relocated from the previous location of Rausch Monuments and is an enclosed lighted plexiglass sign. The sign is approximately five (5) feet by seven (7) feet.

Conditional Use Permit

The stipulations of the Conditional Use Permit approved on August 5, 2004 must be continually met. Those stipulations are:

1. A building permit shall be obtained prior to construction;
2. A Certificate of Occupancy shall be obtained prior to occupying the building;
3. All provisions of Section 17.50.270, the minimum Off-Street Parking Requirements of the Rapid City Municipal Code, shall be continually met;
4. A minimum of 10 parking spaces, including one van handicap accessible space, shall be striped and curb stops located at all parking spaces;
5. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met;

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6. Any engraving work must be done within an enclosed area;
7. No outdoor displays, inventory or sales are allowed;
8. No outdoor cranes or equipment used to load or unload monuments are allowed;
9. Any noise, dust or vibrations shall be completely confined within an enclosed building;
and,
10. All requirements of the Uniform Fire Code shall be met.

Staff is recommending that the Major Amendment to the Conditional Use Permit to allow signs and awnings be approved with the above stated stipulations.

As of this writing, the required sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff will advise the Planning Commission on February 24, 2005 if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed Major Amendment to a Conditional Use Permit at the time of this writing.