

STAFF REPORT  
October 27, 2005

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**No. 05SR058 - 11-6-19 SDCL Review to allow the construction of a 4 foot by 8 foot redwood sign with brick columns on each side**      **ITEM 17**

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GENERAL INFORMATION:

PETITIONER	Unique Signs for Corral Drive Elementary School
REQUEST	<b>No. 05SR058 - 11-6-19 SDCL Review to allow the construction of a 4 foot by 8 foot redwood sign with brick columns on each side</b>
EXISTING LEGAL DESCRIPTION	Lot 2, Less Lot H1, Pine View Terrace, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 27.55 acres
LOCATION	Adjacent to the west side of Park Drive between Wonderland Drive and Corral Drive
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Low Density Residential District - Medium Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District - Medium Density Residential District - Planned Residential Development
West:	Low Density Residential District - Low Density Residential District - Planned Residential Development
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	9/19/2005
REVIEWED BY	Mike Maxwell / Emily Fisher

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow the construction of a four foot by eight foot redwood sign with brick columns on each side be approved with the following stipulations:

1. Prior to installation of the sign, a Sign Permit shall be obtained.
2. The sign shall comply architecturally with the design plans submitted with this 11-6-19 SDCL Review.

GENERAL COMMENTS: The subject property is located on the west side of Park Drive

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between Wonderland Drive and Corral Drive. The sign will be used to screen the control box that is presently located on the site. The applicant is requesting approval of an SDCL 11-6-19 Review to allow the construction of a sign on public property. The sign will be a 4 foot by 8 foot redwood sign with brick columns on each end. The sign shall read "Corral Drive Elementary School".

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 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 the proposed construction.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 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 Section 15.28.080 of the Rapid City Municipal Code requires that a Sign Permit be obtained for each sign constructed, except as otherwise provided in the Sign Code. As such, a Sign Permit must be obtained prior to installation of the proposed sign.

Spacing: Staff noted that Section 15.28.200 of the Rapid City Municipal Code requires that the separation between on-premise ground signs located on the same premises shall be a minimum of 100 feet. The proposed sign is not located within 100 feet of any other on-premise signs.

Size and Height: The proposed sign will have a total height of approximately 3 feet 6 inches and a total width of approximately 10 feet 5 inches. The proposed sign will read "Corral Drive Elementary School." The proposed sign has approximately 62 square feet of sign area with 31 square feet located on each side of the proposed sign. The sign complies with Section 15.28.200 of the Rapid City Municipal Code.

Setbacks: The proposed sign meets the setback requirements of Section 15.28.200 of the Rapid City Municipal Code.

Staff recommends approval of the SDCL 11-6-19 Review to allow the construction of a sign on public property with the above stated stipulations.