

STAFF REPORT
November 23, 2005

No. 05PD071 - Major Amendment to a Planned Commercial Development to revise the approved signage **ITEM 24**

GENERAL INFORMATION:

PETITIONER	Conrad Signs
REQUEST	No. 05PD071 - Major Amendment to a Planned Commercial Development to revise the approved signage
EXISTING LEGAL DESCRIPTION	Lots 1 and 2, Autumn Hills Plaza Subdivision, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.02 acres
LOCATION	5312 Sheridan Lake Road
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	General Commercial District (Planned Commercial Development)
East:	Medium Density Residential District
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	10/27/2005
REVIEWED BY	Mike Maxwell / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development to revise the approved signage 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 as submitted with this application;
3. A minimum of 76,023 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced when necessary;
4. A minimum of 36 parking spaces shall be provided with two handicap accessible spaces. One handicap space shall be "van" accessible. In addition, seven stacking lanes shall be

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provided for the restaurant's drive through window and three stacking lanes shall be provided for the coffee shack's drive through window. All provisions of the Off-Street Parking Ordinance shall be continually met.

GENERAL COMMENTS: The subject property is located is at 5312 Sheridan Lake Road in the Autumn Hill Plaza Subdivision. The applicant has proposed the construct of a sign on the subject property. In particular, the campus sign will measure 12 foot 4 inch in width by 22 feet high, with internal illumination and have the same earth tone colors as the existing building. The sign is being relocated closer to Sheridan Lake Road, south of the entrance to the parking lot and south of the 8 foot easement. The sign will identify uses within the existing strip mall.

Planning Commission approved the signage package for the Planned Commercial Development (04PD002) on March 4, 2004. The original sign was to be 22 feet high by 12 feet 4 inch wide double poled campus sign, with internal illumination and have the same earth tone colors as the existing building. The sign was to be located on the west lot line of the property.

On June 3, 2005 a Minimal Amendment to (04PD002) was approved moving the sign to the southwest corner of the property in lieu of the west property line. There were no actual changes to the design and size of the sign.

STAFF REVIEW: Staff has reviewed the application for the Major Amendment to a Planned Commercial Development to revise the approved signage as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Size and Height: The proposed sign will incorporate approximately 286 square feet of usable advertising area. The sign dimensions comply with the minimum size requirements as approved by Planning Commission on March 4, 2004 (04PD002).

Setbacks: The proposed sign is located adjacent to Sheridan Lake Road and will be set outside of the 8 foot easement as require by Planning Commission. The sign will have a 0 feet setback from Sheridan Lake Road with a 10 foot above grade clearance. The proposed sign will not interfere with the sight triangle for this location.

Design Features: The sign will be a single pole campus sign measuring 12 feet 4 inch in width by 22 feet high, with internal illumination and have the same earth tone colors as the existing building. The sign will identify uses within the existing strip mall.

Landscaping: The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced when necessary.

Parking: A minimum of 36 parking spaces shall be provided with two handicap accessible spaces. One handicap space shall be "van" accessible. In addition, seven stacking lanes shall be provided for the restaurant's drive through window and three stacking lanes shall be

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provided for the coffee shack's drive through window. All provisions of the Off-Street Parking Ordinance shall be continually met.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. The sign has been posted on the property as required. Staff will notify the Planning Commission at the November 23, 2005 Planning Commission meeting if the certified mailings have not been completed. Staff has not received any calls or inquires regarding this proposal.

Staff recommends the Major Amendment to a Planned Commercial Development to revise the approved signage be approved with the above stated stipulations.