

STAFF REPORT  
January 5, 2006

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**No. 05PD081 - Major Amendment to the Planned Commercial Development**      **ITEM 24**

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GENERAL INFORMATION:

PETITIONER	Conrad Signs
REQUEST	<b>No. 05PD081 - Major Amendment to the Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot K of Subdivision No. 2 of Harter Addition, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .25 acres
LOCATION	620 Sheridan Lake Road
EXISTING ZONING	Office Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Office Commercial District (Planned Commercial Development)
South:	Office Commercial District (Planned Commercial Development)
East:	Office Commercial District (Planned Commercial Development)
West:	Public District
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	12/2/2005
REVIEWED BY	Mike Maxwell / Bob Dominicak

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. In particular the sign shall measure 13 feet 6 inch in width by 21 feet high, with internal illumination and have the same earth tone colors as the existing building;
2. The sign shall comply architecturally with the design plans as submitted with this application. In particular, the sign shall be designed as a double column campus sign measuring 13 feet 6 inch wide by 21 feet high, with internal illumination and have the same earth tone colors as the existing building. The sign shall identify uses within the Professional Center;
3. A minimum of 16,243 landscaping points shall be provided. The landscaping plan shall

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- 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; and;
4. A minimum of 23 parking spaces shall be provided with two handicap accessible spaces. One handicap space shall be "van" accessible. In addition, all provisions of the Off-Street Parking Ordinance shall be continually met.

GENERAL COMMENTS: The subject property is located is at 620 Sheridan Lake Road in the Sheridan Lake Professional Center. The applicant has proposed the construction of a sign on the subject property. In particular, the campus sign will measure 13 feet 6 inch in width by 21 feet high, with internal illumination and have the same earth tone colors as the existing building. The sign is being located on Sheridan Lake Road, north of the entrance to the parking lot and in front of the building. The sign will identify uses within the Professional Center.

The Planning Commission approved the Planned Commercial Development (05PD048) on August 25, 2005 to allow a professional building. At the time of approval, signage was not submitted with the package. Staff noted that the on-site signage of 330 square feet would be permitted by Section 15.28 of the Rapid City Municipal Code.

STAFF REVIEW: Staff has reviewed the application for the Major Amendment to a Planned Commercial Development to approve the 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 95 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). A sign permit shall be obtained prior to installation.

Setbacks: The proposed sign is located adjacent to Sheridan Lake Road and will be set 15.5 feet from Sheridan Lake Road, 14 feet from the sidewalk and 116 feet from the front of the building. The proposed sign will not interfere with the sight triangle for this location and meets the required setbacks between Sheridan lake road and the proposed sign.

Design Features: The sign will be a double column campus sign measuring 13 feet 6 inch in width by 21 feet high, with internal illumination and have the same earth tone colors as the existing building. The sign will identify uses within the Professional Center. Staff recommends that the sign be constructed in compliance with the design plans and color palette submitted for review and approval.

Landscaping: A minimum of 16,235 landscaping points are required for this Planned Commercial Development of which the applicant has provided 17,010 landscaping points. Staff recommends that the landscaping plan 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 23 parking spaces shall be provided with two handicap accessible

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spaces. One handicap space shall be "van" accessible. 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 January 5, 2006 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 for signage be approved with the above stated stipulations.