

STAFF REPORT
January 5, 2006

No. 05UR022 - Conditional Use Permit to allow an off-premise sign

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GENERAL INFORMATION:

PETITIONER	Lamar Advertising
REQUEST	No. 05UR022 - Conditional Use Permit to allow an off-premise sign
EXISTING LEGAL DESCRIPTION	Lots 7 and 8 and the W12 feet of Lot 6 of Block 2, Jones Tract, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately.12 acres
LOCATION	1925 West Main Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	NA
DATE OF APPLICATION	12/8/2005
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION: Staff recommends that the Conditional Use Permit to allow an off-premise sign be continued to the January 26, 2006 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS: The subject property is located east of Mountain View Road at 1925 West Main Street. Properties located north, south, east and west of the subject property are zoned General Commercial District. An off-premise billboard, supported by three poles, is currently located on the subject property. The applicant has requested a Conditional Use Permit to remove the billboard and replace it with a smaller billboard supported by one pole.

STAFF REVIEW: Staff has reviewed the Conditional Use Permit and has noted the following considerations:

Signage: The current off-premise billboard is supported by three wood poles and has a 768 square foot face on each side. The proposed off-premise billboard will be thirty feet in height on a single pole and will have a 240 square foot face on each side. The pole will be located outside the right-of-way and the signage will be over the subject property in a flag style. The sign will be located five feet south of the north property line and forty feet west of

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the east property line. The east face of the billboard is proposed to be a standard billboard. The west face of the billboard is proposed to be a digital display. The electronic digital display will change the entire face of the billboard every ten seconds. The billboard display will not scroll or have flashing lights. The billboard face will not be larger than 250 square feet. A variance to waive the minimum distance for off-premise signs was granted by the Sign Code Board of Appeals on November 16, 2005. A letter of approval is required from the South Dakota Department of Transportation prior to any approval of the billboard location. A sign license must be obtained prior to obtaining a sign permit.

The applicant has asked that this application be continued to the January 26, 2006 Planning Commission to allow discussions to take place with the South Dakota Department of Transportation.

Staff recommends that the Conditional Use Permit be continued to the January 26, 2006 Planning Commission meeting at the applicant's request.

As of this writing, the required sign has not been posted on the property and the receipts from the required certified mailings have not been returned. Staff will notify the Planning Commission on January 5, 2006 if these requirements have not been met