

STAFF REPORT
January 26, 2006

No. 05SR069 - SDCL 11-6-19 Review to allow improvement on public land ITEM 21

GENERAL INFORMATION:

PETITIONER	Lon Van Deusen for the Parks and Recreation Department of the City of Rapid City
REQUEST	No. 05SR069 - SDCL 11-6-19 Review to allow improvement on public land
EXISTING LEGAL DESCRIPTION	Blocks 1 and 2, Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.20 acres
LOCATION	515 West Boulevard
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District/High Density Residential District
East:	Central Business District
West:	Light Industrial District/General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/29/2005
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow construction of a sign in a public place be approved with the following stipulations:

1. A Sign Permit shall be obtained prior to the start of construction; and,
2. The sign shall be constructed in compliance with the design plans and color palette submitted.

GENERAL COMMENTS: The applicant is seeking an SDCL 11-6-19 Review approval to construct a ground sign on public property. The subject property is located west of West Boulevard, north of Saint Joseph Street and south of West Main Street, within Halley Park.

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,

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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 subject property is 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 request as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Sign Permit: Staff noted that a Sign Permit shall be obtained prior to installing the sign. Staff also note that a Historic 11.1 Review was approved at the January 6, 2006 Historic Preservation Commission meeting and a sign application was reviewed and approved at the January 13, 2006 Historic Sign Review Committee meeting for the proposed sign.

Size/Height/Spacing: Staff noted that the proposed sign is not located within 100 feet of any other on-premises ground signs. The proposed sign meets all size, height and spacing requirements for on-premises ground signs set forth in Section 15.28.200 of the Rapid City Municipal Code. Staff noted that the sign shall be constructed in compliance with the design plans and color palette submitted.

Staff is recommending approval of the SDCL 11-6-19 Review with the above stated stipulations.