

STAFF REPORT
January 26, 2006

No. 05SR070 - 11-6-19 SDCL Review to allow the installation of a sign in a public place **ITEM 22**

GENERAL INFORMATION:

PETITIONER	South Dakota School of Mines and Technology
REQUEST	No. 05SR070 - 11-6-19 SDCL Review to allow the installation of a sign in a public place
EXISTING LEGAL DESCRIPTION	All of Blocks 1 and 2 of Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.36 Acres
LOCATION	515 West Boulevard
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Light Industrial District
South:	High Density Residential District - Neighborhood Commercial District
East:	Central Business District
West:	Right-of-Way
PUBLIC UTILITIES	NA
DATE OF APPLICATION	12/30/2005
REVIEWED BY	Karen Bulman / Not Assigned

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

1. The sign shall be constructed as per the submitted elevations and materials; and,
2. All previous stipulations for SDCL 11-6-19 Review (04SR049) shall remain in place.

GENERAL COMMENTS: A SDCL 11-6-19 Review request has been submitted to allow the installation of a sign in a public place. On September 9, 2004, the Planning Commission approved an 11-6-19 SDCL Review (04SR049) to allow a new use in a public building for the education consortium with the following stipulations:

1. The building shall be used as an education consortium. Any revised and/or additional use of the property shall require the review and approval of a subsequent SDCL 11-6-19 Review. In addition, if the parking should be eliminated from the West Boulevard right-of-way, a subsequent SDCL 11-6-19 Review shall be submitted for review and approval;
2. All uniform Fire Codes shall be continually met;

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3. A sign permit shall be obtained for any additional signage proposed on the site; and,
4. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy of the building.

The SDCL 11-6-19 Review included the need to obtain a sign permit for any additional signage. Two signs were placed on the site and received approval from the Historic Sign Board. However, a third sign was located in the right-of-way. On June 28, 2005, the City Council authorized the location of a structure in the right-of-way. This SDCL 11-6-19 Review is to allow the installation of that sign in a public place within the right-of-way. The subject property is located at 515 West Boulevard. The subject property is currently zoned Park Forest District. The property located north of the subject property is zoned Light Industrial District. The property located south of the subject property is zoned High Density Residential and Neighborhood Commercial District. The property located east of the subject property is zoned Central Business District. The property located west of the subject property is right-of-way.

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." The proposed site is owned by the City of Rapid City. In addition, the property is located within the area covered by the Rapid City Comprehensive Plan requiring that the proposed use be reviewed and approved by the Rapid City Planning Commission as a part of the SDCL 11-6-19 Review.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 Review request and has noted the following considerations:

Sign Permit: Prior to the installation of the sign, a Sign Permit must be obtained from the Building Inspection Division.

Historic Sign Board: As the subject property is in the environs of the Downtown Historic District and of an Individually Nominated Historic Structure, the Historic Sign Board must review and approve the sign. On January 13, 2006, the Historic Sign Board met and approved the proposed sign.

Design Features: The submitted drawings show the sign being placed within the brackets of the previous sign structure located in the right-of-way. The sign face will indicate the location of the Higher Education Center with the logos from the education consortium.

Staff is recommending that the SDCL 11-6-19 Review request be approved with the stated stipulations.