

STAFF REPORT

June 22, 2006

No. 06SR045 - SDCL 11-6-19 Review to allow the installation of a sign on public property **ITEM 43**

GENERAL INFORMATION:

PETITIONER	Rosenbaum Signs
REQUEST	No. 06SR045 - SDCL 11-6-19 Review to allow the installation of a sign on public property
EXISTING LEGAL DESCRIPTION	Tract 8, Rapid City Greenway Tract, Sections 3, 4 and 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.0 acres
LOCATION	2900 Jackson Boulevard
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Flood Hazard District
South:	Office Commercial District - Medium Density Residential District - Flood Hazard District
East:	Flood Hazard District
West:	Flood Hazard District - Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/12/2006
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION: Staff recommends that the SDCL 11-6-19 Review to allow the installation of a sign on public property be denied.

GENERAL COMMENTS: (Update June 12, 2006. All revised and/or added text is shown in bold print.) This item was continued at the June 8, 2006 Planning Commission meeting to allow time for further public input. Please note that no other part of this Staff Report has been revised.

The subject property is located at 2900 Jackson Boulevard, north of Jackson Boulevard and west of Sheridan Lake Road and is the home of Storybook Island. The subject property is currently zoned Flood Hazard and is owned by the City of Rapid City. The property is located adjacent to Flood Hazard properties to the north and east. The property located west of the subject property is zoned Flood Hazard and Medium Density Residential District. The property located south of the subject property is zoned Flood Hazard, Office

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Commercial and Medium Density Residential Districts. The applicant is requesting approval of a SDCL 11-6-19 Review for a sign to be constructed on public property.

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". 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: The applicant is requesting to place a reader board electronic sign at the entrance to Storybook Island on Sheridan Lake Road. The applicant has provided two options for the location of the sign. Option 1 would place the electronic reader board above the current Storybook Island sign. Option 2 would be a reader board electronic sign to replace the existing sign at the entrance to Storybook Island. The sign is 12 feet 6 inches in width and 33 1/2 inches in height. The sign would be placed 11 feet 3 inches above the ground.

The land uses in the surrounding area are predominately park and floodplain uses. Single family homes are located across the street from the subject property. Storybook Island is located within the 100 year hydraulic floodplain. As such, a Floodplain Development Permit would be required prior to construction of any signs. A sign permit would also be required prior to construction of any signage. No off-premise signs or advertising are allowed on the subject property.

In the past, the Planning Commission has not supported the construction of electronic reader board signs. This request is to place an electronic reader board sign within a park for children and families, owned by the City and maintained and leased by a service organization. Single family residences are located across the street from this park. Recreation facilities are located within the park system north of the Storybook Island complex. An electronic reader board sign within City owned property, across the street from residential land uses and within neighboring park facilities does not appear appropriate. Staff has reviewed this application for an electronic reader board and recommends that the 11-6-19 Review be denied.