

STAFF REPORT  
November 22, 2006

---

**No. 06SR074 - SDCL 11-6-19 Review to install signs on public property**      **ITEM 18**

---

GENERAL INFORMATION:

PETITIONER	Lon Van Deusen for the City of Rapid City
REQUEST	<b>No. 06SR074 - SDCL 11-6-19 Review to install signs on public property</b>
EXISTING LEGAL DESCRIPTION	Robbinsdale Park, less Lot 1, Robbinsdale Park Addition, Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 107.42 acres
LOCATION	626 E. Fairmont Boulevard
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District - Medium Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/19/2006
REVIEWED BY	Karen Bulman / Bob Dominicak

RECOMMENDATION: Staff recommends that the SDCL 11-6-19 Review to install signs on public property be approved with the following stipulation:

1. A sign permit must be obtained prior to construction.

GENERAL COMMENTS: The applicant is seeking a SDCL 11-9-19 Review approval to install signs on public property located within Robbinsdale Park at 626 E. Fairmont Boulevard. The subject property is currently zoned Park Forest District. The property located north, east and west of the subject property is zoned Low Density Residential District. The property located south of the subject property is zoned Low Density Residential District and Medium Density Residential District.

The proposed signs are stated to be located in Robbinsdale Park at the Fairmont Boulevard and Oakland Street entrances. A previous sign has been removed from the Fairmont Boulevard location. The two park identification signs are proposed to be four foot by eight

STAFF REPORT  
November 22, 2006

---

**No. 06SR074 - SDCL 11-6-19 Review to install signs on public property      ITEM 18**

---

foot in size and have a maximum height of seven feet, with three feet of clearance to allow for maintenance around the sign. The proposed signs are constructed of recycled plastic and will be green and beige with green posts. The sign along E. Fairmont Boulevard will state "Welcome to Robbinsdale Park 626 E. Fairmont Boulevard". The sign along Oakland Street will say "Welcome to Robbinsdale Park". Both signs will be identical to the sign that has been installed at the Horace Mann Park on Anamosa Street.

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 installation.

**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 considerations:

**Signs:** The on-premise identification signs for the park meet all the requirements of the Sign Code, Section 15.28.200 of the Rapid City Municipal Code. A similar sign has been installed previously at the Horace Mann Park on Anamosa Street.

**Sign locations:** The sign must be located outside the sight triangle. The location of the Oakland Street sign will be south of the existing homes along E. Oakland Street and north of an existing parking lot. It appears that this sign is either in or adjacent to the 100 year federally designated hydraulic floodplain. As such, the sign must be located outside of the 100 year federally designated hydraulic floodplain or a Flood Plain Development Permit must be obtained prior to installation of the sign. The Parks Department has indicated that the sign location will be outside the floodplain.

**Permits:** Prior to installation, a sign permit shall be obtained.

Staff recommends approval to install signs on public property.