

STAFF REPORT
February 22, 2007

No. 07SR009 - SDCL 11-6-19 Review to allow the construction of signs on public property **ITEM 14**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 07SR009 - SDCL 11-6-19 Review to allow the construction of signs on public property
EXISTING LEGAL DESCRIPTION	The unplatted portion of the NW1/4 of the SW1/4 less Tract A and the W1/2 of the W1/2 of the NE1/4 of the SW1/4, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 36.91 acres
LOCATION	Cowboy Hill
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Flood Hazard District
East:	Park Forest District
West:	Park Forest District - General Agriculture District
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	1/26/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the construction of signs on public property be approved.

GENERAL COMMENTS: The applicant is seeking a SDCL 11-6-19 Review approval to install two signs on public property located within Lien Family Park northwest of Cowboy Hill Road. The subject property is currently zoned Park Forest District. The properties located to the north and east are zoned Park Forest District. The properties to the west are zoned Park Forest District and General Agricultural District. The property to the south is zoned Flood Hazard District.

The proposed signs are to be located in Lien Family Park with one sign on the east side of the park and the other sign in the southwest corner of the park. The park identification signs are proposed to be four foot by eight 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

STAFF REPORT
February 22, 2007

No. 07SR009 - SDCL 11-6-19 Review to allow the construction of signs on public property **ITEM 14**

are constructed of recycled plastic and will be green and beige with green posts. The signs will state "Welcome to Lien Family Park".

On June 8, 2006 Planning Commission approved a SDCL 11-6-19 Review (06SR044) to allow the installation of a similar sign at Horace Mann Park. The size and style of the proposed signs will be identical to the sign installed at Horace Mann Park.

On November 22, 2006 Planning Commission approved a SDCL 11-6-19 Review (06SR079) to acquire land for park purposes on the subject property.

On November 22, 2006 Planning Commission approved a SDCL 11-6-19 Review (06SR074) to allow the installation of two signs at Robbinsdale Park identical in size and style to the sign placed at Horace Mann 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, 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:

Sign Permit: Staff noted that a Sign Permit shall be obtained prior to installing the signs.

Size/Height/Spacing: Staff noted that the proposed signs are not located within 100 feet of any other on-premises ground signs. Staff also noted that the signs must be located outside the site triangle and outside of the public right-of-way. The signs appear to meet 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 recommends approval of the SDCL 11-6-19 Review.