

STAFF REPORT
March 22, 2007

No. 07PD011 - Major Amendment to a Planned Commercial Development to revise the sign package **ITEM 20**

GENERAL INFORMATION:

PETITIONER	Conrad's Big C Signs for William Donhiser
REQUEST	No. 07PD011 - Major Amendment to a Planned Commercial Development to revise the sign package
EXISTING LEGAL DESCRIPTION	Lots 2 and 3 of Block 1 of Stoney Creek South Subdivision, located in the NW1/4 of the SW1/4 of the SW1/4 of the SW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.192
LOCATION	5734 and 5622 Sheridan Lake Road
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	Sewer and Water
DATE OF APPLICATION	2/22/2007
REVIEWED BY	Jonathan Smith / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development to revise the sign package be approved with the following stipulation:

1. Upon the issuance of a Sign Permit, a landscape plan identifying evergreen vegetation plantings around the base of the sign shall be submitted for review and approval.

GENERAL COMMENTS:

The applicant has submitted a request for a Major Amendment to a Planned Commercial Development. The subject property is located south of the intersection of Catron Boulevard and Sheridan Lake Road. The current zoning of the subject property is General Commercial District.

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Currently an 11,000 square foot building is under construction on the subject property. The applicant is requesting to change the sign package for the Planned Commercial Development. On July 6, 2006 the Planning Commission approved a Final Commercial Development Plan to allow for the construction of a commercial structure on the subject property, the sign package was not approved on this date because of concerns of a message/reader board with the proposed entrance sign. On September 5, 2006 the Planning Commission approved the sign package in part and denied without prejudice the proposal to place a reader board sign at the entrance of the property.

The applicant is requesting to replace an approved 78 square feet ground sign located at the north entrance of the subject property with a 135 square feet ground sign.

STAFF REVIEW:

Staff has reviewed the applicant's request to amend the sign package in the subject Planned Commercial Development and noted the following considerations:

Signage:

The previous approved entrance sign consisted of a 78 square feet measuring eight feet in height internal illuminated ground sign with a two foot brick base. The subject sign is 135 square feet ground sign and is ten feet in height. The proposed sign consists of an internally illuminated sign which consists of dryvit applied on sheet metal with brick accent columns. The proposed sign advertises the name of the commercial development and also leaves room for a future tenant sign to be placed below the commercial development name.

The proposed sign complies with the ground sign standards set forth in 15.28.200 of the Rapid City Municipal Code, which allows for a maximum square footage of 1024 square feet, and a maximum height of 45 feet. The proposed sign does not consist of any message board or reader board.

Landscaping:

A landscape plan for the proposed ground sign was not submitted with the application. Staff recommends that the base of the ground sign be landscaped with evergreen vegetation.