

STAFF REPORT  
April 26, 2007

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**No. 07SR020 - SDCL 11-6-19 Review to allow the installation of a sign on public property** **ITEM 44**

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GENERAL INFORMATION:

PETITIONER	Wayne Rosby for Valley View Elementary School
REQUEST	<b>No. 07SR020 - SDCL 11-6-19 Review to allow the installation of a sign on public property</b>
EXISTING LEGAL DESCRIPTION	Tract C of Big Sky Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.4 acres
LOCATION	4840 Homestead Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Public District
South:	Medium Density Residential District (Planned Residential Development)
East:	Limited Agriculture District (Pennington County)
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/12/2007
REVIEWED BY	Travis Tegethoff / Todd Peckosh

RECOMMENDATION: If the Planning Commission wishes to approve the request, Staff recommends that the SDCL 11-6-19 Review to construct a sign on public property be approved with the following design and use standards:

1. Hours of operation will be from 6 a.m. to 10 p.m.;
2. Information on the sign will be school related only;
3. No flashing or scrolling of letters will be displayed;
4. No video displays will be allowed;
5. Single color lettering only shall be allowed;
6. Low intensity lighting shall be provided; and,
7. Time interval of a minimal 15 seconds between messages shall be provided.

GENERAL COMMENTS: The subject property is located at 4840 Homestead Street, and is the home of Valley View Elementary School. The subject property is currently zoned Public District. The property located north of the subject property is Public District. The property located south of the subject property is zoned Medium Density Residential District in a

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Planned Residential Development. The property located west of the subject property is zoned Low Density Residential District. The property located east of the subject property is zoned Limited Agricultural District in Pennington County. The applicant is requesting approval of a SDCL 11-6-19 Review for a sign to be constructed on public property.

On August 24, 2006, Planning Commission approved a SDCL 11-6-19 Review (06SR059) for a similar sign at South Middle School with the following design and use standards:

1. Hours of operation will be from 6 a.m. to 10 p.m.;
2. Information on the sign will be school related only;
3. No flashing or scrolling of letters will be displayed;
4. No video displays will be allowed;
5. Single color lettering only shall be allowed;
6. Low intensity lighting shall be provided;
7. Time interval of a minimal 15 seconds between messages shall be provided; and,
8. The sign faces shall be located perpendicular to the 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 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 considerations:

**Sign:** The sign is proposed to be approximately two feet by eight feet in size and is a Datronics electronic message center. The sign shall be an on-premise sign only. The size of the sign meets the requirements of the Sign Code.

Due to the location of the sign within a residential neighborhood, significant school traffic and the potential distractions that may be caused by the reader board, staff is consistent with previous recommendations for reader boards and does not support the reader board component of this sign for the subject property. In addition, a lighted sign appears to be commercial in nature and is not appropriate for a residential neighborhood. However, on August 24, 2006, Planning Commission approved a similar sign at South Middle School.

**Sign location:** The submitted site plans shows the proposed sign to be mounted on the south side of the school approximately twelve feet in height and a distance of approximately 380 feet from the right-of-way.

**Permits:** Staff noted that prior to any construction, a sign permit shall be obtained.

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If the Planning Commission wishes to approve the request, Staff recommends that the SDCL 11-6-19 Review to construct a sign on public property be approved with the previously stated design and use standards.