

STAFF REPORT
June 21, 2007

No. 07PD030 - Major Amendment to a Planned Commercial Development **ITEM 25**

GENERAL INFORMATION:

PETITIONER	Unique Signs, Inc. for GGL Operations, LLC
REQUEST	No. 07PD030 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lot 1B of North 80 Subdivision, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .88 acres
LOCATION	330 E. Stumer Road
EXISTING ZONING	Office Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Office Commercial District
South:	Office Commercial District, General Commercial District (Planned Commercial Development)
East:	Office Commercial District
West:	Office Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/24/2007
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development be continued to the **July 5, 2007** Planning Commission meeting to allow the applicant to submit a revised site plan and sign package.

GENERAL COMMENTS:

(Update, June 8, 2007. All revised and/or added text is shown in bold print.) This item was continued at the June 7, 2007 Planning Commission meeting to allow the applicant to submit additional information. On May 24, 2007, the applicant submitted a Variance to the Sign Code Board of Appeals to reduce the setback to the property line from ten feet to one foot for the proposed sign and to increase the maximum allowable area of the sign from 50 square feet to 80 square feet. In addition, the applicant has submitted a Vacation of Drainage and Utility Easement request to vacate a portion of the platted easement along the west lot line to allow the

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construction of the proposed sign. As such, staff is recommending that this item be continued to the July 5, 2007 Planning Commission meeting to allow the applicant to obtain the Variance to the Sign Code Board of Appeals or to revise the site plan and sign package as needed to comply with the Sign Code and to vacate the Drainage and Utility Easement as proposed or to revise the site plan removing the sign from the easement.

(Update, May 25, 2007. All revised and/or added text is shown in bold print.) This item was continued at the May 24, 2007 Planning Commission meeting to allow the applicant to submit additional information. On May 24, 2007, the applicant submitted a Variance to the Sign Code Board of Appeals to reduce the setback to the property line from ten feet to one foot for the proposed sign and to increase the maximum allowable area of the sign from 50 square feet to 80 square feet. As such, staff is recommending that this item be continued to the June 21, 2007 Planning Commission meeting to allow the applicant to obtain the Variance to the Sign Code Board of Appeals or to revise the site plan and sign package as needed to comply with the Sign Code.

The applicant has submitted a Major Amendment to a Planned Commercial Development to construct a sign along the west lot line of the subject property as it abuts Fifth Street.

On November 23, 2005, the Planning Commission approved an Initial and Final Planned Commercial Development to allow a medical clinic to be constructed on the subject property.

The property is located approximately 120 feet north of the intersection of Fifth Street and E. Stumer Road on the east side of Fifth Street. The medical clinic, an oral maxillofacial surgery center, has been constructed on the property.

STAFF REVIEW:

Staff has reviewed the Major Amendment to the Planned Commercial Development and has noted the following considerations:

Signage: The site plan shows the proposed sign located within a previously platted eight foot wide minor drainage and utility easement(s) located along the south and west lot lines. In addition, the proposed sign does not provide a minimum ten foot setback from the lot lines as required by the Sign Code. Staff met with the applicant and his consultant on May 14, 2007 to discuss the location of the sign. The applicant's consultant indicated that a revised sign package relocating the sign and potentially revising the proposed design of the sign will be submitted for review and approval. As such, staff is recommending that the Major Amendment to the Planned Commercial Development be continued to the June 7, 2007 Planning Commission meeting to allow the applicant to submit the revised site plan and sign package.

Notification Requirement: **The receipts from the certified mailings have been returned and the sign is posted on the property. Staff has not received any calls of inquiry regarding this item.**