

STAFF REPORT
November 21, 2007

No. 07SR053 - SDCL 11-6-19 Review to allow construction of a sign on public property **ITEM 9**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
AGENT	Carlos Ramirez
PROPERTY OWNER	City of Rapid City
REQUEST	No. 07SR053 - SDCL 11-6-19 Review to allow construction of a sign on public property
EXISTING LEGAL DESCRIPTION	Lots 17 thru 32 of Block 104 of the Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.29 acres
LOCATION	610 Quincy Street
EXISTING ZONING	Central Business District
SURROUNDING ZONING	
North:	Central Business District
South:	High Density Residential District
East:	Central Business District
West:	Central Business District
PUBLIC UTILITIES	Public
DATE OF APPLICATION	10/9/2007
REVIEWED BY	Jonathan Smith / Ted Johnson

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow construction of a sign on public property be denied without prejudice at the applicant's request.

GENERAL COMMENTS:

(Updated November 14, 2007. All revised text is shown in bold.) Staff has received a request from the applicant to deny the application without prejudice. This will allow the applicant to resubmit a request at a future time. The applicant has submitted a South Dakota Codified Law 11-6-19 review to allow the construction of a sign on public property. The property is located at 610 Quincy Street; currently the Rapid City Public Library is located on the property. The property is zoned Central Business District.

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South Dakota Codified Law 11-6-19 states: Whenever any such municipal council shall have adopted the comprehensive plan of the municipality or any part thereof, then and thenceforth, 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 as defined in § 11- 6-26, until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission.

STAFF REVIEW:

Staff has reviewed the applicant's South Dakota Codified Law 11-6-19 request and noted the following considerations:

HISTORIC DISTRICT:

The property is not located within the Historic District, nor does it fall within the boundaries of the Historic District Environs.

LANDSCAPING:

A landscaping plan has not been submitted. The applicant's site plan identifies a small tree that would have to be removed in order to place the sign at its proposed location. The small tree will have to be relocated or replaced to an alternate location. It has been noted that landscaping should be integrated into the design of the sign. Evergreen and deciduous shrubs, along with ground cover landscaping should surround the base of the sign. The applicant must submit a landscaping plan that identifies evergreen and deciduous shrubs along with ground cover surrounding the base of the sign, and identifies the relocation or replacement of the small tree to an alternate location.

SIGN:

The applicant has submitted a proposed sign that measures 50 square feet in area, and six feet in height. The proposed sign consists of two metal poles, an electronic reader board, and a sign area identifying the "Rapid City Public Library". It should be noted that the reader board could only be used to advertise activities associated with the Library.

In addition a metal arch feature is located at the top of the sign. The proposed sign meets the minimum sign standards as per Section 15.28.200.

Concerns were noted with the design of the sign and the appropriateness of a pole sign in the downtown setting. A ground / monument sign would be better suited in such environment. Staff is recommending that the South Dakota Codified Law 11-6-19 review request be continued to allow the applicant to review alternative sign designs, and allow the applicant to submit a more appropriate sign, and allow the applicant time to submit an associated landscaping plan.