

STAFF REPORT
March 27, 2008

No. 08SR021 - SDCL 11-6-19 Review to allow the construction of a sign on public property **ITEM 51**

GENERAL INFORMATION:

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| APPLICANT/Agent | City of Rapid City |
| PROPERTY OWNER | City of Rapid City |
| REQUEST | No. 08SR021 - SDCL 11-6-19 Review to allow the construction of a sign on public property |
| EXISTING LEGAL DESCRIPTION | Tract 18B of Rapid City Greenway Tract, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 1.149 acres |
| LOCATION | 210 Founders Park |
| EXISTING ZONING | General Commercial District |
| SURROUNDING ZONING | |
| North: | Flood Hazard District |
| South: | General Commercial District |
| East: | Flood Hazard District |
| West: | Flood Hazard District |
| PUBLIC UTILITIES | Public Water and Sewer |
| DATE OF APPLICATION | 2/21/2008 |
| REVIEWED BY | Jonathan Smith / Ted Johnson |

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the construction of a sign on public property be approved with the following stipulation:

1. Prior to Planning Commission approval, the applicant shall submit a revised site plan drawn to scale for review and approval that identifies all existing utilities, existing signs, existing structures, irrigation lines, drainage/utility easements, proposed sign location, the location of the sight triangle and the location of the 100 year flood plain.

GENERAL COMMENTS:

The applicant has submitted an SDCL 11-6-19 request to allow construction of a sign on public property. The property is located northeast of the intersection of Executive Drive and Founders Park Drive. The property is platted as Tract 1B of Rapid City Greenway and is currently being used as a public golf course. A building and an accessory building associated with the golf course are located on the property. The applicant is proposing to

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construct a 32 square foot sign that is 5 feet, 6 inches in height. The proposed sign reads “Welcome to the Executive Golf Course”. The property is currently zoned General Commercial District.

South Dakota Codified Law 11-6-19 states that 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”. The proposed ground sign is being constructed on public property and the property is identified as being located within the area covered by the Rapid City Comprehensive Plan requiring that the improvements be reviewed and approved by the Rapid City Planning Commission.

STAFF REVIEW:

The applicant has submitted a site plan identifying the proposed sign location. The submitted site plan is not drawn to scale and does not identify other features on the property such as existing signs, utility locations, existing structures and other features located on-site. Staff has concerns that utilities and irrigation lines may be potentially damaged during the installation of the proposed sign. Further, the sign may be located in a sight triangle. Staff recommends that the applicant submit a revised site plan that is drawn to scale and identifies all existing utilities, existing signs, existing structures, irrigation lines, as well as, any drainage/utility easements, if applicable.

In addition, because of spacing requirements in regard to ground mounted signs the applicant’s site plan must identify any existing signs located on the property. Furthermore, a detailed site plan drawn to scale is needed to ensure the proper setback for the sign is being provided. A detailed site plan drawn to scale also is needed in order to determine the proposed sign’s proximity to the Federally designated flood plain.