

STAFF REPORT
May 8, 2008

No. 08SR017 - SDCL 11-6-19 Review to allow the construction of a sign on public property **ITEM 50**

GENERAL INFORMATION:

APPLICANT/AGENT	Lon Van Deusen for City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	No. 08SR017 - SDCL 11-6-19 Review to allow the construction of a sign on public property
EXISTING LEGAL DESCRIPTION	Tract 27 of Rapid City Greenway Tract, Section 31, T2N, R8E, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 32.038 Acres
LOCATION	300 E. Omaha Street
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Medium Density Residential District - Office Commercial District - General Commercial District
South:	General Commercial District - Flood Hazard District
East:	Medium Density Residential District - Low Density Residential District - General Commercial District
West:	General Commercial District - Flood Hazard District - Park Forest District - Low Density Residential District
PUBLIC UTILITIES	City Water/Sewer
DATE OF APPLICATION	2/25/2008
REVIEWED BY	Jared Ball / 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: (Update: April 24, 2008. All revised and/or added text is shown in bold.) This item was continued at the April 24, 2008 Planning Commission meeting

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because the stipulation of approval had not been met. Staff recommends this item be approved with the stated stipulation.

This is a request by the City of Rapid City- Parks Division for approval to construct an identification sign on public land pursuant to the requirements of an 11-6-19 SDCL. The property is located in the Flood Hazard Zoning District at Roosevelt Park north of East Omaha street between North Maple Avenue and Waterloo Street. The applicant is proposing to construct an 8' x 4' identification sign that is 5 feet, 6 inches tall and reads "Welcome to Roosevelt Park".

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 that 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.

Staff recommends this item be approved with the stated stipulation.