

STAFF REPORT
May 22, 2008

No. 08SR020 - SDCL 11-6-19 Review to allow construction of a sign on public property **ITEM 54**

GENERAL INFORMATION:

APPLICANT/AGENT	Lon Van Deusen for City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	No. 08SR020 - SDCL 11-6-19 Review to allow construction of a sign on public property
EXISTING LEGAL DESCRIPTION	Tract 1 thru 3 and Lot A-B of Tract 3, Section 9, T1N, R7E, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 72.475 acres
LOCATION	2902 Park Drive
EXISTING ZONING	Flood Hazard District
SURROUNDING ZONING	
North:	Medium Density Residential District - General Commercial District
South:	General Commercial District - Low Density Residential District
East:	Flood Hazard District
West:	Office Commercial District - Park Forest District - General Commercial District
PUBLIC UTILITIES	City Water/Sewer
DATE OF APPLICATION	2/21/2008
REVIEWED BY	Jared Ball / Ted Johnson

RECOMMENDATION:

Staff will recommend that the SDCL 11-6-19 Review to allow the construction of a sign on public property be approved if the following additional information is submitted:

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.
2. Prior to Planning Commission approval the applicant shall receive a Flood Plain Development Permit.

GENERAL COMMENTS: (Update: May 13, 2008. All revised and/or added text is shown in bold.) This item was continued at the May 8, 2008 Planning Commission

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meeting because all of the stipulations of approval had not been met. As of this writing all of the stipulations of approval have not been met. Staff will notify the Planning Commission at the May 22, 2008 Planning Commission meeting if all of the stipulations of approval have not been met.

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 Canyon Lake Park south of Jackson Boulevard and west of Park Drive. The applicant is proposing to construct an 8' x 4' identification sign that is 5 feet 6 inches tall and reads "Welcome to Canyon Lake Park".

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 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.