

STAFF REPORT
May 22, 2008

No. 08SR037 - SDCL 11-6-19 Review to allow the replacement of a sign on public property **ITEM 59**

GENERAL INFORMATION:

APPLICANT	Rod Haugen for South Park Elementary
AGENT	Rosenbaum Signs
PROPERTY OWNER	Rapid City Independent School District
REQUEST	No. 08SR037 - SDCL 11-6-19 Review to allow the replacement of a sign on public property
EXISTING LEGAL DESCRIPTION	Lots 1 thru 40 and the N1/2 of Vacated Meade Street and the vacated alley of Block 20 of South Boulevard Addition, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.0 acres
LOCATION	207 Flormann Street
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City Water/Sewer
DATE OF APPLICATION	4/25/2008
REVIEWED BY	Jared Ball / Mary Bosworth

RECOMMENDATION: If the Planning Commission wishes to approve the request, Staff recommends that the SDCL 11-6-19 Review to construct a sign on public property be approved with the following design and use standards:

1. Hours of operation will be from 6 a.m. to 10 p.m.;
2. Information on the sign will be school related only;
3. No flashing or scrolling of letters will be displayed;
4. No video displays will be allowed;
5. Single color lettering only shall be allowed;
6. Low intensity lighting shall be provided; and,
7. Time interval of a minimal 15 seconds between messages shall be provided.

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GENERAL COMMENTS: The property is located at 207 Flormann Street, which is located southwest of the intersection of Flormann Street and Prairie Avenue. The current use of the property is a City School. The property is currently zoned Public. The adjacent properties are all zoned Low Density Residential. The applicant has submitted a SDCL 11-6-19 request to allow the replacement of a sign on public property. The applicant is proposing to replace an existing seven foot by seven foot sign with a seven foot by seven foot sign with an electronic reader board. The top of the proposed sign will read "South Park Elementary School". The electronic reader board will display school activities and related school information.

On April 26, 2007, Planning Commission approved a SDCL 11-6-19 Review (07SR020) for a similar sign at Valley View Elementary School with the following design and use standards:

1. Hours of operation will be from 6 a.m. to 10 p.m.;
2. Information on the sign will be school related only;
3. No flashing or scrolling of letters will be displayed;
4. No video displays will be allowed;
5. Single color lettering only shall be allowed;
6. Low intensity lighting shall be provided;
7. Time interval of a minimal 15 seconds between messages shall be provided.

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: Staff has reviewed the proposed SDCL 11-6-19 Review request as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following considerations:

Sign: The sign is proposed to be approximately seven feet by seven feet in size and is an electronic message center. The sign shall be an on-premise sign only. The size of the sign meets the requirements of the Sign Code.

Due to the location of the sign within a residential neighborhood, significant school traffic and the potential distractions that may be caused by the reader board, staff is consistent with previous recommendations for reader boards and does not support the reader board component of this sign for the subject property. In addition, a lighted sign appears to be commercial in nature and is not appropriate for a residential neighborhood. However, on

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April 26, 2007, Planning Commission approved a similar sign at Valley View Elementary School.

Sign location: The submitted site plans shows the proposed sign to be located on the north east side of the school approximately seven feet in height and a distance of approximately 26 feet from the property line.

Permits: Staff noted that prior to any construction, a sign permit shall be obtained.

If the Planning Commission wishes to approve the request, Staff recommends that the SDCL 11-6-19 Review to allow the replacement of a sign on public property be approved with the previously stated design and use standards.