**No. 08SR017 - SDCL 11-6-19 Review to allow the construction of a   ITEM 57
sign on public property**

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 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 prior to Planning Commission approval.
1.   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; and
2.   The applicant shall receive a Flood Plain Development Permit.

GENERAL COMMENTS: **(Update: May 23, 2008.   All revised and/or added text is**

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**shown in bold.) This item was continued at the May 22, 2008 Planning Commission
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 June 5, 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 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 will recommend that the SDCL 11-6-19 Review to allow the construction of a sign on
public property be approved if the additional information is submitted.