

STAFF REPORT
March 22, 2012

No. 12UR007 - Conditional Use Permit to allow an Off-Premise Sign

ITEM 25

GENERAL INFORMATION:

APPLICANT	Lamar Advertising
PROPERTY OWNER	Royal Nielsen
REQUEST	No. 12UR007 - Conditional Use Permit to allow an Off-Premise Sign
EXISTING LEGAL DESCRIPTION	Lot 17 of Hillsvew Subdivision located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.65 acres
LOCATION	At the northeast corner of East Highway 44 and Rockhill Road
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Heavy Industrial District
East:	General Commercial District
West:	Low Density Residential District - Light Industrial District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	2/23/2012
REVIEWED BY	Robert Laroco / Ted Johnson

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow an Off-Premise Sign be continued to the April 26, 2012 Planning Commission meeting.

GENERAL COMMENTS: The applicant has submitted a Conditional Use Permit to allow an off-premise sign to be constructed on a property zoned General Commercial District. An off-premise sign is a Conditional Use in a General Commercial District.

The proposed location for the off-premise sign is located at the northeast corner of the intersection of S.D. Highway 44 and Rockhill Road. Currently, the property is undeveloped.

STAFF REVIEW: Staff has reviewed the request for a Conditional Use Permit for an Off-Premise Sign and has noted the following considerations:

Off-Premise Sign Regulations: Rapid City Municipal Code Section 15.28.160 sets forth the

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requirements for approval of an off-premise sign. Rapid City Municipal Code Section 15.28.160.D states that no off-premise sign may be located nearer than 1,500 feet from another off-premise sign, or 2,000 feet from another off-premise sign as measured along a public roadway. It appears the proposed sign is located within 2,000 feet of several signs located on S.D. Highway 44. A Variance from the Sign Code Board of Appeals must be obtained to reduce the minimum spacing requirement prior to the review of a Conditional Use Permit to allow an off-premise sign on the property. As such, staff recommends the Conditional Use Permit to allow an Off-Premise Sign be continued to the April 26, 2012 Planning Commission meeting to allow the applicant to seek a Variance for spacing from the Sign Code Board of Appeals.

Notification Requirements: As of this writing, the required green cards and white receipts from the certified mailing have not been returned. The sign has been posted on the property. There has been one public comment in opposition to the request.