

STAFF REPORT
May 22, 2008

No. 08SR017 - SDCL 11-6-19 Review to allow the construction of a sign on public property **ITEM 52**

GENERAL INFORMATION:

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| 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:

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**

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shown in bold.) This item was continued at the May 8, 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 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 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.