

STAFF REPORT

June 21, 2001

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**No. 01UR027 - Use On Review to allow a communication tower in the General Agriculture Zoning District**      **ITEM 23**

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GENERAL INFORMATION:

PETITIONER	M & K Consulting for Western Wireless Corp
REQUEST	<b>No. 01UR027 - Use On Review to allow a communication tower in the General Agriculture Zoning District</b>
LEGAL DESCRIPTION	W1/2 NE1/4, Section 29, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .33 Acres
LOCATION	Between St. Martins Drive and Hidden Valley Road west of S.D. Highway 79
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	(County)
South:	General Agriculture District
East:	Low Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Use On Review to allow a communication tower in the General Agriculture Zoning District be continued to the **July 5, 2001** Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: The applicant has applied for this Use On Review to allow the construction of a new communications tower on the subject property. The site plan submitted indicates that the proposed pole and a 10 foot by 20 foot equipment shed will be located approximately 225.5 feet north of St. Martins Road and approximately 58 feet south of the existing observatory building. The monopole and equipment shed will be surrounded by an eight foot chain link fence and will be accessed from Hidden Valley Road. The property is currently zoned General Agriculture District and cellular communications towers are permitted as a Use On Review in the General Agriculture Zoning District.

STAFF REVIEW: A site plan was submitted with this request; however the plan did not include a parking or circulation plan or identify access to the tower. Staff has indicated that the applicant must provide a more detailed site plan identifying all existing improvements and proposed improvements. Staff has reviewed the request and has indicated to the

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applicant that major issues such as off-street parking, access, aesthetic issues and the ability to co-locate additional antennae. Further review of the major issues associated with this request will be completed when a more comprehensive site plan has been submitted. Staff is recommending that this Use On Review request be continued to the **July 5, 2001** Planning Commission meeting to allow the applicant time to submit the required information.

**As of this writing, documentation of completion of the certified mailing has been submitted by the petitioner.** The required Use On Review sign has been posted on the property.