

STAFF REPORT

June 21, 2001

No. 01UR030 - Use On Review to allow a communication tower in the Light Industrial Zoning District **ITEM 30**

GENERAL INFORMATION:

PETITIONER	M & K Consulting for Western Wireless Corp.
REQUEST	No. 01UR030 - Use On Review to allow a communication tower in the Light Industrial Zoning District
LEGAL DESCRIPTION	Lot 1, MDU Subdivision, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.73 Acres
LOCATION	710 Steele Avenue
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Flood Hazard District
South:	Park Forest District
East:	Flood Hazard District
West:	Flood Hazard District - Light Industrial 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 Light Industrial Zoning District be continued to the July 5, 2001 Planning Commission meeting to allow the applicant time to submit additional required information and for the Zoning Board of Adjustment to take action on a variance request submitted for the subject property.

GENERAL COMMENTS: The applicant is seeking Use On Review approval to erect a 100 foot monopole cell tower and 10 foot by 20 foot equipment shed in the northeast corner of the subject property. The property is currently zoned Light Industrial Zoning District and is the location of the Montana-Dakota Utility Company Customer Service Center. The site plan submitted with this request indicates that the tower and storage shed will be located on a paved portion of the site. The site plan also identifies that the proposed tower and shed will be located two feet from the side lot line and within the Rapid Creek 100 year floodplain.

STAFF REVIEW: Staff has reviewed this proposal and notes the following issues:

Off-Street Parking: The site plan provided by the applicant indicates that the tower will be located in an area where paving will exist when the construction of the Montana-Dakota

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Utility Company Customer Service Center is completed. However, the site plan does not indicate the specific location of the two off-street parking spaces required for the tower use. Therefore staff is requesting that the applicant provide a revised site plan identifying the location of two off street parking spaces

Variations: The applicant has applied to the Zoning Board of Adjustment for a variance to reduce the required side yard setback from 25 feet to 2 feet. The Rapid City Municipal Code requires all structures to be setback from side lot lines a minimum of 25 feet in the Light Industrial Zoning District. The Zoning Board of Adjustment will consider this request at the July 3, 2001 meeting. Staff is recommending that the Use On Review be continued until the Zoning Board of Adjustment has taken action on the variance request.

Floodplain Development: As mentioned previously, the applicant is proposing to erect the tower and shed within the Rapid Creek 100 year hydraulic floodplain. The Engineering Division has noted that prior to issuance of a Building Permit a Floodplain Development Permit must be obtained and that all requirements of the Floodplain Ordinance must be met.

Aesthetic Issues: A major issue associated with new transmission towers is the visual impact the structures will have on the surrounding area and the City in general. Staff is making three recommendations that they believe will help to minimize the adverse impacts caused by this tower. First, Staff is recommending that the tower either be left unpainted or painted white. Based on past experience with other towers, Staff has found that these two color choices are the least noticed by the general public. Second, Staff is recommending that no lighting of the tower be allowed. Exceptions to the color and lighting limitations will be allowed if the Federal Aviation Administration or another federal or state authority requires something different. Thirdly, Staff is recommending that no commercial advertising be allowed on the tower.

Co-location: In order to reduce visual clutter and increase the efficiency of transmission towers, the City in recent years has consistently required that new towers be constructed with the ability to co-locate other future antennae. Staff has discussed this matter with Western Wireless representatives who have indicated that this tower will be constructed to accommodate additional antennae.

Master Plan: Western Wireless Corporation has submitted four Use On Review to allow cellular communication tower requests to the City Planning Department this spring. Planning Staff has requested that the applicant provide a master plan identifying the location of existing and proposed towers and the service area of each tower to ensure that co-location of antennae is occurring when possible.

The required Use on Review sign has been posted on the property. The applicant has not returned the receipts from the certified mailing. Staff will notify the Planning Commission in the event these receipts are not received prior to the June 21, 2001 Planning Commission meeting. Staff has not received any telephone inquiries regarding this request.

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