

STAFF REPORT

August 9, 2001

No. 01UR042 - Use on Review to allow a Communication Tower in the Public Zoning District **ITEM 48**

GENERAL INFORMATION:

PETITIONER	M & K Consulting for Western Wireless Corp.
REQUEST	No. 01UR042 - Use on Review to allow a Communication Tower in the Public Zoning District
LEGAL DESCRIPTION	a parcel of land located in Tract "A" of Tract 1 of the W1/2SW1/4 of Section 23, T.1N., R.7E., B.H.M., Pennington County, South Dakota; (as set out in Plat Book 11, Page 207 of the Pennington County Register of Deeds); More particularly describes as: Commencing at the Northwest Corner of Tract "A", which bears N0°01'49"W a distance of 1516.46 feet from the Southwest Corner of Section 23, T.1N., R.7E., B.H.M., being the POINT OF BEGINNING; Thence S89°59'13"E along the north boundary of said Tract "A" a distance of 527.28 feet; Thence S07°18'58"W a distance of 460.40 feet to the proposed centerline of Tish Drive, Thence N82°32'54"W along said centerline a distance of 9.91 feet to the beginning of a curve concave to the Southwest having a radius of 150.00 feet and a central angle of 54°38'42"; Thence along said centerline and along said curve an arc distance of 143.06 feet; Thence along said centerline S42°48'28"W a distance of 483.98 feet to a point on the west section line of Section 23 and the west boundary of said Tract "A"; thence N0°01'49"W along said section line and along the west boundary of Tract "A" a distance of 857.37 feet to the point of beginning. Containing 6.90 Acres more or less
PARCEL ACREAGE	Approximately 6.90 acres
LOCATION	North of Golden Eagle Drive and adjacent to old Marine Life
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Business Park District
South:	Office Commercial District w/ PCD
East:	General Commercial Distict w/PCD
West:	General Agriculture District
PUBLIC UTILITIES	To be extended

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REPORT BY

Lisa Seaman

RECOMMENDATION: Staff recommends that the Use on Review to allow a Communication Tower in the Public Zoning District be continued to the September 20, 2001 Planning Commission meeting to allow the applicant time to provide the required information.

GENERAL COMMENTS: The applicant is seeking Use On Review approval to locate a 380 foot communications tower and a ten foot by twenty eight foot building in the Public Zoning District. The City of Rapid City has identified this parcel as the location for a fire station and is in the process of platting the subject property (see related item 01PL071). The applicant has met with Fire Department staff and discussions are on going regarding the location of the fire station and the communications tower.

STAFF REVIEW: To date the applicant has not submitted a site plan for this request. A complete review of the major issues associated with this request cannot be completed without a site plan. As mentioned previously, the Fire Department is working with consultants to determine the location of the communications tower. Based on discussions with the applicant, staff is recommending that this request be continued to the September 20, 2001 Planning Commission meeting.