

STAFF REPORT

October 4, 2001

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**No. 01UR051 - Use On Review to allow a communications tower in the General Commercial Zoning District**      **ITEM 32**

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GENERAL INFORMATION:

PETITIONER	Don Steveson for Kevin Galik
REQUEST	<b>No. 01UR051 - Use On Review to allow a communications tower in the General Commercial Zoning District</b>
LEGAL DESCRIPTION	Lots 4 and 5 of the subdivision of the south portion of Lot 3 in the SW1/4 of the NW1/4 of Section 9, T1N, R7E of the BHM, Rapid City, Pennington County, South Dakota as shown in Deed Book 95, Page 125
PARCEL ACREAGE	Approximately .29 acres
LOCATION	4118 Jackson Boulevard
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Flood Hazard District
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Use On Review to allow a communications tower in the General Commercial Zoning District be continued to the October 25, 2001 Planning Commission meeting to allow the applicant time to submit a master plan identifying the location of proposed and existing towers and their coverage areas.

GENERAL COMMENTS: The applicant is seeking Use On Review approval to allow a 100 foot communications tower and equipment panel on the subject property. The site plan submitted indicates that the tower and equipment panel will be located behind the existing building and that the applicant intends to construct a six foot high wooden fence surrounding the tower and equipment panel. The applicant has indicated that this location was selected to provide cellular service to the Canyon Lake area. The subject property is zoned General Commercial and communication towers require Use On Review approval in the General Commercial Zoning District.

STAFF REVIEW: Staff has reviewed this request with respect to Section 17.54.030 of the Rapid City Municipal Code and noted the following major concerns:

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**Parking and circulation:** Currently, a bar and restaurant occupy the two tenant spaces within the existing building. These uses require twenty one parking spaces and the communications tower will require one parking space. The site plan submitted with this request identifies only twenty one parking spaces that comply with the Off-Street Parking Ordinance. In addition, the site plan shows that the parking spaces located along the east and north side of the property must circulate behind the building to exit the property. Once the tower, equipment panel and fence are constructed the site plan indicates that a thirteen foot aisle will remain behind the building for vehicle circulation. A site inspection also showed that currently trash dumpsters are located behind the building further limiting the circulation aisle behind the existing building. Staff is concerned that the addition of the tower, equipment panel and fence will significantly impede circulation in an already congested area. In addition, the site plan shows the proposed tower, equipment panel and fencing located within an existing twenty foot wide parking and circulation easement. The easement will need to be vacated before the tower can be constructed in the location identified.

**Aesthetic Issues:** A major issue associated with transmission towers is the visual impact the structures have on the surrounding area and the City in general. The subject property is located approximately 150 feet east of the intersection of Jackson Boulevard and Canyon Lake Drive. Jackson Boulevard and Canyon Lake Drive are major thoroughfares that are utilized by many local residents and visitors to the Black Hills area. Large residential areas currently exist directly north and east of the subject property and Canyon Lake Park is located directly across Jackson Boulevard, south of the subject property. No substantial topographic feature buffers the proposed communications tower from the surrounding residential properties or Canyon Lake Park. Staff has concerns with the visual impact the communications tower will have on the surrounding residential areas and the park.

**Master plan:** Qwest Wireless and other wireless communication providers have submitted several Use On Review requests for the location of communication towers in the Rapid City area in recent months. In the past, staff has required that the applicant submit a master plan identifying the location of existing and proposed towers/antenna and the service area of each tower/antenna to ensure that co-location of antenna is occurring when possible. Staff has significant concerns with the proposed location and it's impact on surrounding public and private land uses. However, staff recognizes the need to balance those impacts with the locational needs of cellular facilities. Staff is requesting that the applicant submit information similar to that provided by other applicants to allow an assessment of the needs for this location. Therefore staff is recommending that this request be continued to the October 25, 2001 Planning Commission meeting to allow the applicant the opportunity to submit that information for consideration.

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.