

STAFF REPORT

August 9, 2001

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**No. 01OA013 - Request to Amend Section 17.22.030 of the Rapid City Municipal Code to allow Communication Towers as a Use on Review in the Light Industrial Zoning District**      **ITEM 41**

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GENERAL INFORMATION:

PETITIONER	M & K Consulting for Western Wireless Corporation
REQUEST	<b>No. 01OA013 - Request to Amend Section 17.22.030 of the Rapid City Municipal Code to allow Communication Towers as a Use on Review in the Light Industrial Zoning District</b>
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Request to Amend Section 17.22.030 of the Rapid City Municipal Code to allow Communication Towers as a Use on Review in the Light Industrial Zoning District be approved.

GENERAL COMMENTS: The petitioner has submitted a proposal to revise the Light Industrial Zoning District by adding “cellular communication and radio and television station transmission towers, and minor accessory structures” as a Use on Review. Currently, such structures are not allowed either as a Permitted Use or Use on Review. Such structures are currently allowed as a Use on Review in the Park Forest Zoning District (subject to limitation to a specific geographic area) and as a Use on Review in the General Commercial Zoning District.

STAFF REVIEW: Staff has reviewed this request and is recommending approval of the proposed Ordinance amendment. According to Chapter 17.22.010 the Light Industrial Zoning District is “...established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution establishments...” and similar uses. Staff believes that communication towers and related accessory structures are in keeping with the intention of the Light Industrial Zoning District. Furthermore, communication towers are already allowed as a Use on Review in the General Commercial Zoning District.

It should be noted that this amendment could result in the proliferation of cellular towers within the community. However, the amendment is consistent with the draft Ordinance currently being developed by the City. That Ordinance proposes more extensive changes in the location and manner in which cellular towers are allowed.

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