

STAFF REPORT

June 7, 2001

No. 01UR025 - Use On Review to allow a communication tower in the General Commercial Zoning District **ITEM 35**

GENERAL INFORMATION:

PETITIONER	M & K Consulting for Western Wireless Corp.
REQUEST	No. 01UR025 - Use On Review to allow a communication tower in the General Commercial Zoning District
LEGAL DESCRIPTION	Lot A, Block 12, Providence Addition, Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .25 Acres
LOCATION	2449 West Chicago
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	General Commercial 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 communication tower in the General Commercial Zoning District be continued to the June 21, 2001 Planning Commission meeting to allow the applicant time to submit additional required information.

GENERAL COMMENTS: The applicant is seeking Use On Review approval to allow construction of a 150 foot cellular tower behind the Western Wireless Service Office on West Chicago Street. The proposed 150 foot tower will replace an existing 40 foot tower. The site plan submitted indicates that the proposed pole will be located eight feet south of the existing building and surrounded by a eight foot chain link fence. According to information provided by the applicant the 150 foot tower is required to accommodate a DS3 Link. The DS3 Link will increase the number of calls the carrier can switch from wireless transmission to land line transmission at a time. The property is zoned General Commercial and cellular communications towers are permitted as a Use On Review in the General Commercial Zoning District.

STAFF REVIEW: As mentioned previously, a site plan was submitted with this request. However, the plan did not include the entire subject property boundary, surrounding property

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boundaries or right-of-way boundaries. Staff has indicated that the applicant must provide a complete site plan identifying property boundaries, right-of-way boundaries and existing structures on the subject property as well as the adjacent properties. A complete review of the major issues associated with this request cannot be completed until a complete site plan is submitted for review and approval.

A major issue associated with communications towers is the visual impact the structures will have on surrounding areas and the City in general. The subject property is located in the northwest part of Rapid City in close proximity to the intersection of West Chicago Street and Deadwood Avenue. Staff has concerns with locating a 150 foot communications tower at such a highly visible site. Therefore, staff is requesting that the applicant provide information that a 150 feet tower is technically required to provide service to the geographic service area of the applicant and potential co-locators. Staff is recommending that this Use On Review request be continued to the June 21, 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 not yet been submitted by the petitioner. Staff will notify the Planning Commission in the event this documentation is not received by the June 7, 2001 Planning Commission meeting. The required Use On Review sign has been posted on the property.