

STAFF REPORT

June 21, 2001

No. 01UR026 - Use On Review to allow a communication tower in the General Commercial Zoning District **ITEM 22**

GENERAL INFORMATION:

PETITIONER	M & K Consulting for Western Wireless Corp.
REQUEST	No. 01UR026 - Use On Review to allow a communication tower in the General Commercial Zoning District
LEGAL DESCRIPTION	Lot 2, Block 9, McMahon Industrial Park No. 2, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .25 Acres
LOCATION	3060 Haines Avenue - Duffield Construction Shop
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District (PCD)
PUBLIC UTILITIES	City sewer and water
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 **July 5, 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 the location of a 100 foot cellular tower behind the Duffield Construction Shop located at 3060 Haines Avenue. The site plan submitted indicates that the proposed pole and a 10 foot by 20 foot equipment shed will be located within a 50 foot by 50 foot fenced area. The monopole will be erected 25 feet west of the properties rear lot line and 25 feet south of the side lot line. 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: A site plan was submitted with this request; however the plan did not include the entire subject property. Staff has indicated that the applicant must provide a complete site plan identifying the entire property boundary, existing structures on the subject property as well as the adjacent properties and any proposed improvements. A complete review of the major issues associated with this request cannot be completed

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without a more comprehensive site plan. Staff is recommending that this Use on Review request be continued to the **July 5, 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 been submitted by the petitioner. The required Use On Review sign has been posted on the property.