

STAFF REPORT

November 20, 2003

**No. 03UR016 - Conditional Use Permit to allow a television station
and transmission towers**

ITEM 37

GENERAL INFORMATION:

PETITIONER	Lindsay Bold for KEVN, Inc.
REQUEST	No. 03UR016 - Conditional Use Permit to allow a television station and transmission towers
EXISTING LEGAL DESCRIPTION	Tract B (part of the NW1/4 NW1/4 west of Skyline Drive), Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.83 acres
LOCATION	2000 Skyline Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Park Forest District
West:	Medium Density Residential District
PUBLIC UTILITIES	Private
DATE OF APPLICATION	10/24/2003
REPORT BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow a television station and transmission towers be continued to the **December 4, 2003 Planning Commission meeting.**

GENERAL COMMENTS:

The applicant is applying for a Conditional Use Permit to allow a television station, transmission tower, and satellite dishes in the General Agricultural Zoning District. There is currently a television station, a transmission tower, and numerous satellite dishes on the property. The applicant is proposing to add two satellite dishes on two concrete pads to the site. The subject property was annexed into the City of Rapid City in 1978. The television station is a nonconforming use. Although several Building Permits have been issued in the past, a Conditional Use Permit was never obtained. A Conditional Use Permit is required for television stations and transmission towers in the General Agricultural Zoning District.

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STAFF REVIEW:

Staff has reviewed this request for a Conditional Use Permit as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Building Inspection:

The Building Inspection Division Staff noted the "wall sign" located on the building is larger than that allowed by the Sign Code. A Sign Permit must be obtained prior to issuance of a Building Permit.

Urban Planning:

The site plan that was submitted at the time of the application does not show the complete area of the property. The Planning Staff is requesting that the applicant provide a revised site plan showing the entire site. Also the site plan provided is scaled at 41.5 feet = 1 foot, and needs to be resubmitted with an engineer or architectural scale. The Planning Staff is requesting that the applicant provide a detailed floor plan of the existing structure to determine the number of parking spaces required. The Planning Staff is also requesting that the applicant provide a detailed parking plan to determine if any additional parking is required and to ensure compliance with the minimum off street parking requirements of Ordinance 17.50.270.

Staff is recommending that this item be continued to the December 4, 2003 Planning Commission Meeting to allow the applicant time to submit the additional required information for review and approval by staff prior to Planning Commission consideration of this request.