

ITEM 18. 2001-07-10: CONDITIONAL USE PERMIT to allow a 75'-high telecommunications tower in the C-4, Planned Commercial District.

Legal Description: Lot A1, Tr. 3, Walmart Addition.

(3801 West 34th Street.)

#### GENERAL INFORMATION

Applicants and Owners: James Adkins, Swiftel Communications; Craig Rickert.

Requested Action: Conditional Use Permit.

Purpose: Telecommunications tower.

Existing Zoning: C-4, Planned Commercial.

Size: Approximately 3.4 acres.

Existing Land Use: Meadows Square Mall.

Adjacent Land Use and Zoning:

North: Econo Food store in Meadows On The River PD, Planned Development District.

South: Sam's Club in C-4, Planned Commercial District.

East: Rio Bravo restaurant in C-4, Planned Commercial District.

West: Abra auto repair business in C-4, Planned Commercial District.

Comprehensive Plan: Commercial.

Zoning History: AG-Agricultural in 1970.

Rezoned to C-4 in 1993.

Applicable Regulations (html page links to City Zoning Ordinance):

Regulations regarding development of telecommunications towers, antenna support structures and wireless communications facilities are intended to encourage the development of a competitive wireless communications marketplace while protecting the health, safety, and welfare of the public and maintaining the aesthetic integrity of the community. The regulations cover the placement, construction, and modification of telecommunications towers, antenna support structures and wireless communications facilities.

#### CHAPTER 15.59 CONDITIONAL USE PERMITS

##### 15.59.100 Conditional use standards.

Where a conditional use permit is required, for approval of telecommunications towers and antenna support structures, the following will be considered:

(a) Design character.

(b) Screening.

(c) Fencing.

## CHAPTER 15.49 ADDITIONAL USE REGULATIONS

### 15.49.120. Telecommunications tower, antenna support structures and wireless communications facilities.

## CHAPTER 15.53 ADDITIONAL HEIGHT REGULATIONS

### 15.53.010 Exceptions.

Mr. Steve Randall, representing Planning staff, presented the following report. Mr. Randall reported receiving no public comments.

The C-4, Planned Commercial District allows a Telecommunications Tower as a Conditional Use, and allows an Antenna Support Structure as a permitted special use subject to stealth design approved by the Director of Planning and Building Services.

A temporary antenna support structure was approved for the roof of the building by the Planning Director.

The maximum height for telecommunications towers and wireless communications facilities shall not exceed 100 feet for single users or 200 feet for two or more users. When such structure is located in an airport approach zone, Federal Aviation Administration approval will be required prior to permit issuance. Height regulations are not applied to flag poles, domestic television antennas, church spires, chimneys or water towers, except when such structures are located in the airport approach zones.

The Applicant's proposal, as submitted by application is described as follows:

1. The Applicant is proposing to construct a new 75-ft. high telecommunications tower for PCS service to the community. Stealth design is proposed in the form and appearance of a flagpole.
2. The pole is located next to the building in a service alcove on the south side of Meadows Square Mall. An 8'X10' equipment shelter is located next to the base of the pole.
3. The pole has a capacity to include nine 5-ft. PCS antennas. Swiftel is proposing to use up to three or four antennas, and additional carriers with similar technology can be accommodated if collocation is requested.
4. The proposed "flagpole" is approximately 16-in. in diameter at the top and 24-in. diameter at the bottom. It is an 18-sided tapered design section, white in color, and transitions from steel to ABS plastic material at an elevation of 55-ft. This top section is an 18-in diameter by 17.5-ft. long Stealthskin Concealment Cylinder provided by Stealth Network Technologies, Charleston, South Carolina. A brass fixture at the top includes a flag pulley.

5. A 12-ft. by 18-ft. United States of America flag is proposed to be permanently displayed. A light on top of the equipment shelter will illuminate the flag at night. Swiftel Communications is proposing to be responsible for care and maintenance of the pole and flag.

Staff review of the Applicant's proposal for compliance with City Zoning Regulations is summarized as follows:

1. This is a telecommunications tower with stealth design (flag pole). It is compatible with the architectural style of the surrounding commercial environment, considering exterior materials, roof form, scale, mass, color, texture and character and it minimizes visual impact on the city skyline.
2. The Applicant must provide documented Federal Communications Commission approval.
3. Facilities shall be maintained in compliance with Electronic Industries Association/Telecommunications Industries Association Standard EIA/TIA 222 (latest revision), all applicable laws, and so as not to interfere with the use of other property.
4. The Applicant should confer with American Legion or VFW representatives as to the proper location and display of the American flag in this petition.

Planning considerations for the application are summarized as follows:

1. The future collocation of other service providers throughout the community with similar technology may be allowed as a Permitted Special Use approved by the Planning Director. The need for additional ground space for equipment shelters at the same location may be a concern and should be addressed by the Applicant at the public hearing.
2. The intent of City Ordinances is to allow new telecommunications towers and encourage collocation to limit the number of new towers. If the proposed flagpole design is acceptable in size and appearance, staff supports similar applications in the community although a greater number of facility sites will probably be required eventually.

Because the application complies with the intent of City Ordinances for the location, design and capacity of a telecommunications facility at this location, staff recommends approval of the Conditional Use Permit as proposed by the Applicant.

Mr. Craig Lloyd, 1005 Tomar Road, explained that there is plenty of room for additional ground space for co-locators.

Mr. Jim Sweet, 605 South Street, Baltic, SD, was present representing Sprint. Mr. Sweet explained the need for a tower at this location.

No one else spoke from the public.



Mr. Benson made a motion to approve the conditional use permit based on staff's recommendations and subject to:

1. Plans as presented

Ms. Breidenbach seconded the motion. The motion passed unanimously.

Mr. Van Veldhuizen expressed his approval of the design of the tower.

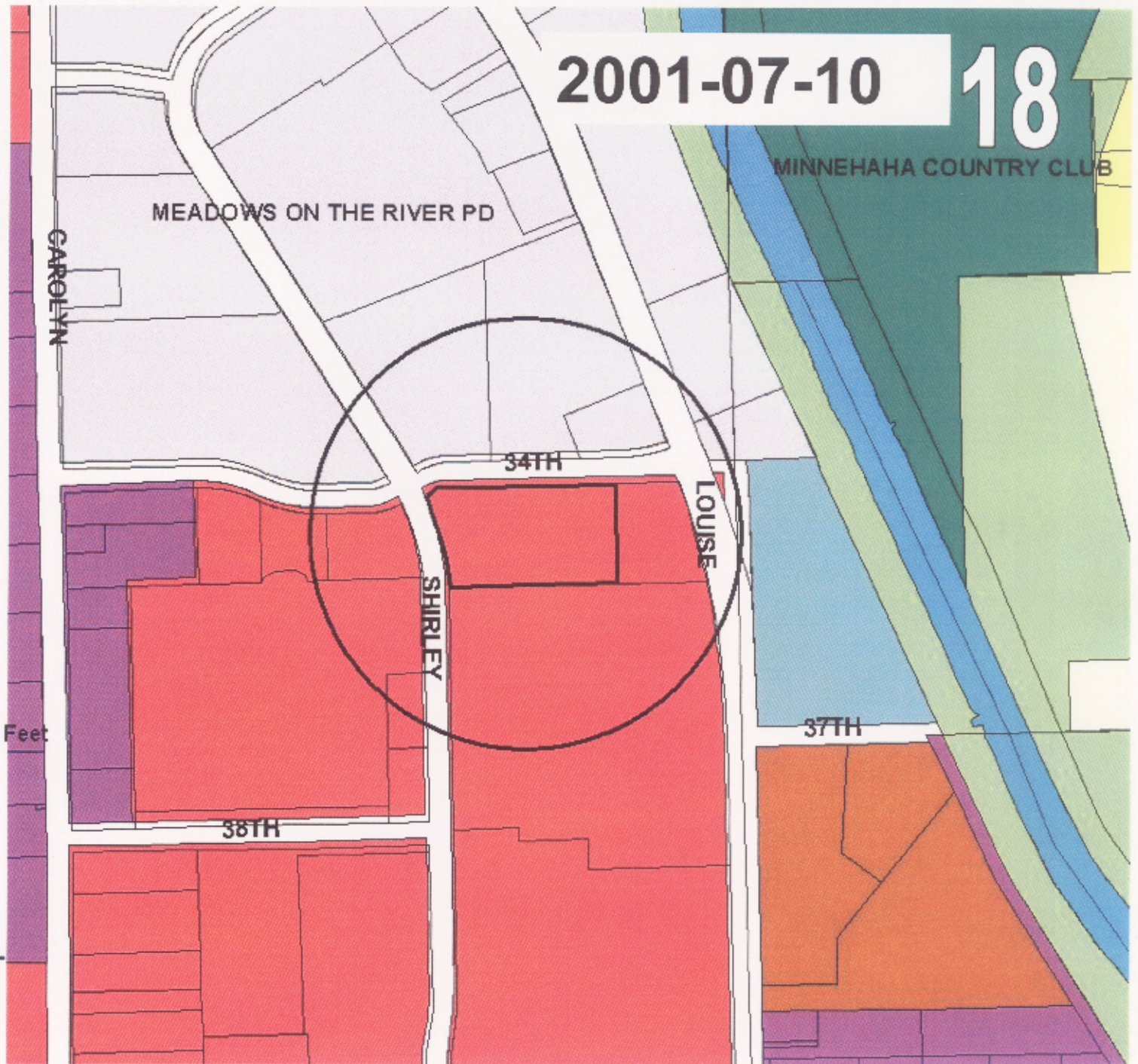
# ZONING

-  Platall.shp
-  Allparks.shp
-  Rivers.shp
- Zoning.shp
  -  AG
  -  RR
  -  RS-1
  -  RS-2
  -  RD
  -  RA-1
  -  RA-2
  -  MH
  -  O
  -  S
  -  C-1
  -  C-2
  -  C-3
  -  C-4
  -  I-1
  -  I-2
  -  RC
  -  DR
  -  PD
  -  UNZONED
  -  C

200 0 200 400 Feet



petition 2001-07-10  
CUP for telecommuni-  
cations tower  
in C-4 District  
3801 W. 34th St.



2001-07-10

18

MINNEHAHA COUNTRY CLUB

MEADOWS ON THE RIVER PD

CAROLYN

34TH

LOUISE

SHIRLEY

37TH

38TH



# AERIAL

- Allparks.shp
- Rivers.shp
- Zoning.shp
  - AG
  - RR
  - RS-1
  - RS-2
  - RD
  - RA-1
  - RA-2
  - MH
  - O
  - S
  - C-1
  - C-2
  - C-3
  - C-4
  - I-1
  - I-2
  - RC
  - DR
  - PD
  - UNZONED
  - C

200 0 200 400 Feet



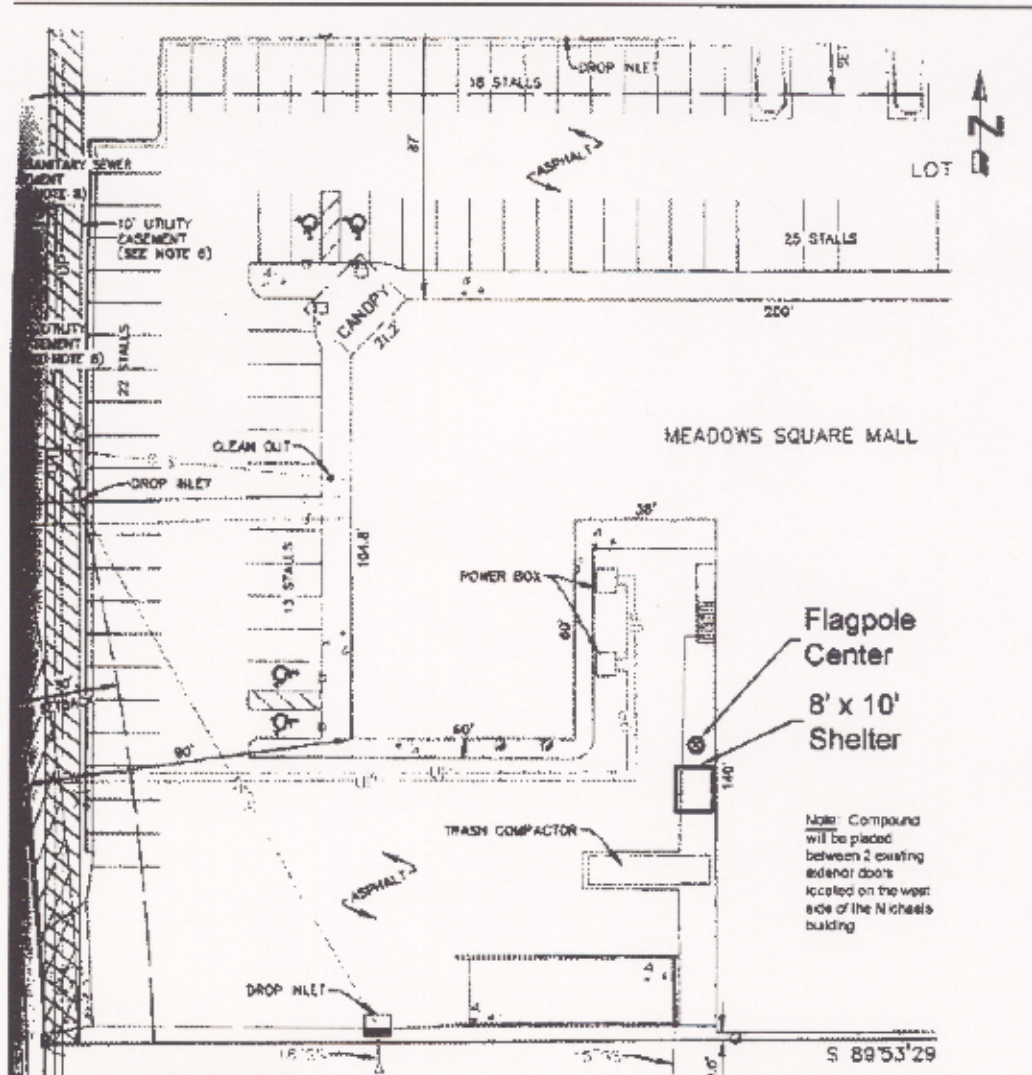
petition 2001-07-10  
CUP for telecommuni-  
cations tower  
in C-4 District  
3801 W. 34th St.

2001-07-10





2001-07-10



Flagpole Center  
8' x 10' Shelter

Note: Compound will be placed between 2 existing exterior doors located on the west side of the Nichols building

**SURVEYOR'S CERTIFICATE**

The undersigned, being a registered surveyor of the State of South Dakota, certifies to (i) AMERESO CAPITAL, L.P., a Delaware limited partnership, its successors and assigns, (ii) Old Republic National Title Insurance Company and (iii) C-Squared, L.L.C. as follows:

1. This map or plot and the survey on which it is based were made in accordance with the Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by the Title Association and the American Congress on Surveying and Mapping in 1997 and meets requirements for an Urban Survey, as defined therein.

**Swiftel**  
COMMUNICATIONS  
AN OK GROUP COMPANY

Swiftel Site Plan - Michaels Site  
3801 West 34th St.  
Sioux Falls, SD 57106

TE: 07-01	DRAWN BY: RCP	CHKD BY: CK	APPD BY: JA	FILE: Michaels Site Plan
-----------	---------------	-------------	-------------	--------------------------



2001-07-10





**2001-07-10**



Proposed location: flag pole and equipment building



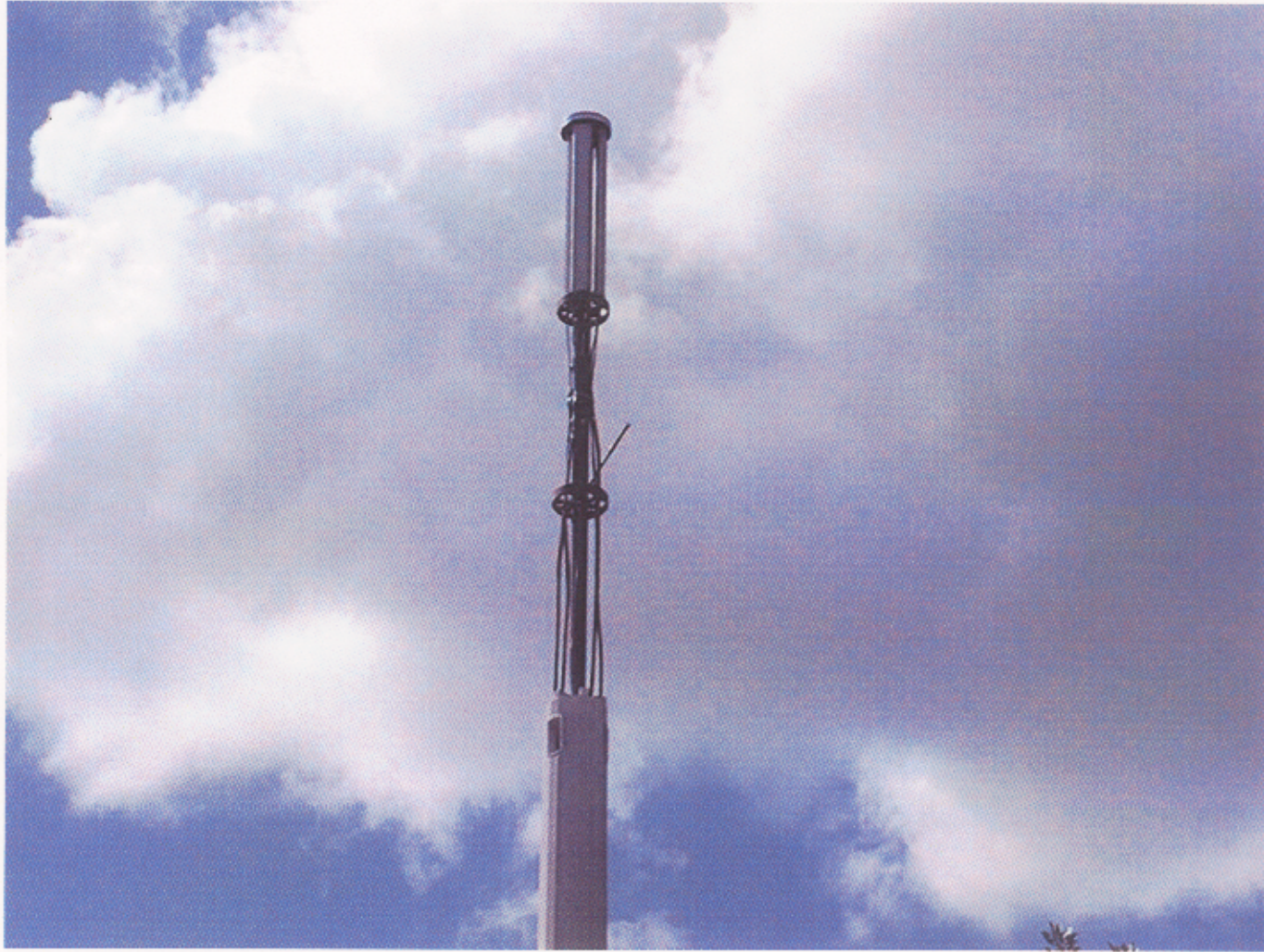
2001-07-10



Example: Sioux City, IA



2001-07-10



Example: Sioux City, IA



2001-07-10



Example: Sioux City, IA

**TECHNICAL SPECIFICATION NOTES**

1. FLAGPOLE HAS BEEN DESIGNED IN CONFORMANCE WITH TABA-222-F FOR A BASIC WIND SPEED AS SHOWN.
2. FLAGPOLE SHALL BE INSTALLED BY A CONTRACTOR EXPERIENCED IN SIMILAR WORK. CARE SHALL BE TAKEN IN THE INSTALLATION OF ANY AND ALL MEMBERS IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS AND PROCEDURES. ALL APPLICABLE OSHA SAFETY GUIDELINES ARE TO BE FOLLOWED. MEI IS NOT PROVIDING FIELD INSTALLATION SUPERVISION.
3. ALL STEEL FABRICATION AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL AND SPECIFICATIONS.
4. ALL STEEL SHALL CONFORM TO STEEL SPECIFICATIONS AS SHOWN.
5. ALL WELDING SHALL BE DONE USING E-70 ELECTRODES IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) STANDARDS AND SPECIFICATIONS.
6. ALL STEEL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION PER ASTM A153 SPECIFICATION.
7. ALL STEEL HARDWARE SHALL BE HOT DIPPED GALVANIZED PER ASTM A307.

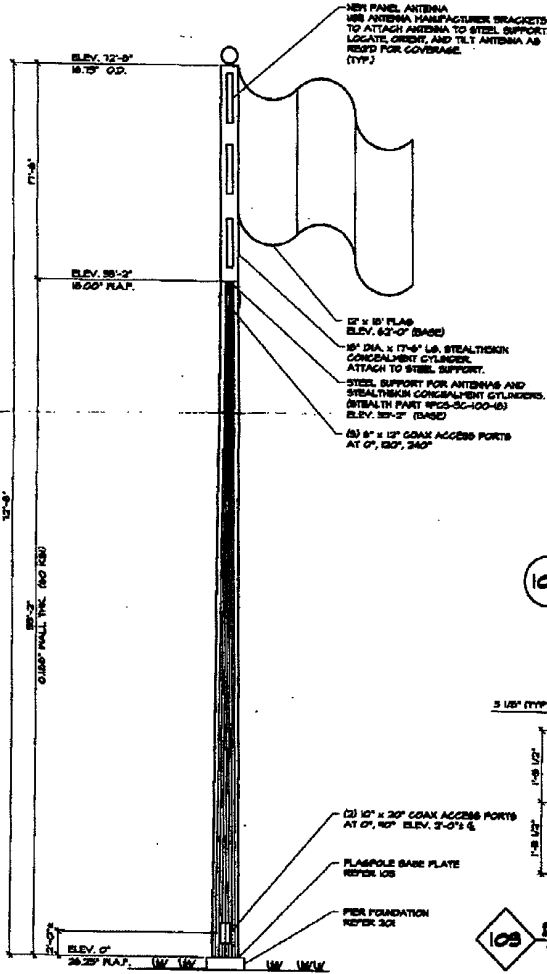
2001-07-10

TOWER NO. & TYPE:	75' FLAGPOLE
SITE NAME:	TOTTS SERVICE STATION SITE
LOCATION:	SHIQU CITY, IOWA
DRAWING JOB NUMBER:	SMIF-10196-H-10
DESIGN CRITERIA:	TABA-222-F - 50 MPH + 0' ICE
FLAGPOLE SHAPE:	18-SIDED POLYCON
TAPER:	0.500 IN/FT.
SHAFT STEEL:	ASTM A501 Gr. 60
BASE PLATE STEEL:	ASTM A572 Gr. 50
ANCHOR BOLTS:	#10J ASTM A505 Gr. 75
BASE MOMENT:	122.6 FT-KIPS
BASE SHEAR REACTION:	3.06 KIPS
BASE AXIAL REACTION:	3.64 KIPS
BASE TORSION REACTION:	2.47 KIPS

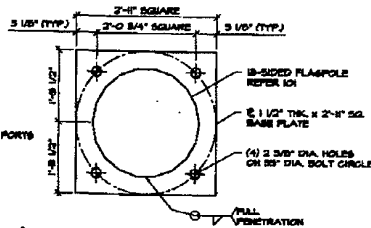
NEW PANEL ANTENNA  
USE ANTENNA MANUFACTURER BRACKETS  
TO ATTACH ANTENNA TO STEEL SUPPORT.  
LOCATE, ORIENT, AND TILT ANTENNA AS  
NEEDED FOR COVERAGE.  
(TYP.)

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Registered Professional Engineer under the laws of the State of Iowa.

Signature: *[Signature]*  
Name: C. M. M. M. M.  
Date: APR 30 2001 Reg. No. 12873  
(Check the year)  
My registration expires December 31, 2001



102 SECTION: THRU TOWER  
SCALE: X7.5



103 DETAIL: FLAGPOLE BASE PLATE  
SCALE: 1/2" = 1'-0"

101 ELEVATION: 75' FLAGPOLE  
SCALE: 1/8" = 1'-0"