

STAFF REPORT
September 8, 2005

No. 05UR015 - Conditional Use Permit to allow a radio studio and transmission facility

ITEM 42

GENERAL INFORMATION:

PETITIONER	Kennedy Design Group for Badlands Broadcasting Company, Inc.
REQUEST	No. 05UR015 - Conditional Use Permit to allow a radio studio and transmission facility
EXISTING LEGAL DESCRIPTION	Lot 2R, Washburn Lot, Government Lot 4, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .34 acres
LOCATION	1711 West Main
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/12/2005
REVIEWED BY	Karen Bulman / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow a radio studio and transmission facility be approved with the following stipulations:

1. Prior to any construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy;
2. A Sign Permit shall be obtained, if necessary, prior to installation of any signage;
3. All applicable provisions of the International Fire Codes shall be continually met;
4. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
5. The landscaping plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;
6. Parking spaces abutting West Main Street shall be provided with wheelguards or curb stops;
7. Information on the existing sewer system to include capacity and connectivity shall be submitted for review and approval prior to occupancy; and,

STAFF REPORT
September 8, 2005

No. 05UR015 - Conditional Use Permit to allow a radio studio and transmission facility **ITEM 42**

8. Prior to Planning Commission approval, a Common Access Easement shall be submitted for review and approval.

GENERAL COMMENTS: The subject property is located at 1711 West Main, south of West Main and east of Jackson Boulevard. The subject property is currently an unoccupied commercial structure. The subject property is zoned General Commercial District. The properties surrounding the subject property are all zoned General Commercial District.

STAFF REVIEW: Staff has reviewed this request for a Conditional Use Permit as it relates to the applicable provisions of Section 17.54.030 of the Rapid City Municipal Code and has noted the following issues:

Building Code: Staff noted that a Building Permit must be obtained prior to initiation of any construction and that a Certificate of Occupancy must be obtained prior to occupying the building.

Site Plan: The site plan indicates a 3078 square foot unoccupied existing building is located on the subject property. A radio communication station has indicated that they plan to locate in the building upon approval of a Conditional Use Permit. Two satellite dishes may be located in the future on the east and south side of the subject property. One dish will be approximately 12 ½ feet wide and 15 feet tall. The second dish would be approximately 6 ½ feet wide and 9 feet tall.

Use of property: The Conditional Use Permit will limit the use of the property to a radio communication station and two satellite dishes only. Any change in use will require a Major Amendment to the Conditional Use Permit.

Signage: The applicant's site plan indicates that the existing sign will remain, with only the sign faces to change. No additional signs will be located on site.

Parking: The Rapid City Municipal Code requires that 15 off-street parking stalls be provided for the proposed development. The applicant's site plan shows a total of 15 off-street parking stalls with one being handicapped accessible. Parking spaces abutting public or private sidewalks, public right-of-way, or building entrances or exits shall be provided with a wheel guard or curb not less than six inches in height. As such, curbs need to be provided for the parking spaces adjacent to West Main Street.

Landscaping: The Conditional Use Permit will require that 11,760 landscaping points be provided. The applicant's site plan indicates 30,000 landscaping points in trees and shrubs will be provided. The proposed landscaping plan meets the minimum requirements of Section 17.50.300 of the Rapid City Municipal Code.

Access: Entrance into the subject property is through a Common Access Easement. The applicant's site plan also shows a second access easement located along the west portion of the subject property that will access the parking lot to the west of the building as well as the southern portion of the subject property. Prior to Planning Commission approval, this

STAFF REPORT
September 8, 2005

No. 05UR015 - Conditional Use Permit to allow a radio studio and transmission facility

ITEM 42

second access easement shall be submitted for review and approval.

Fire Safety: Staff noted that the subject property shall comply with all provisions of the International Fire Code.

Utilities: Staff requests additional information on the wastewater system regarding the lift station on site including capacity and where it connects to the city wastewater system prior to occupying the building.

Staff is recommending approval of the Conditional Use Permit with the previously stated stipulations.