

STAFF REPORT
January 5, 2006

No. 05SR064 - SDCL 11-6-19 Review to allow the replacement of three existing antennas with four new omni antennas on an existing tower

ITEM 12

GENERAL INFORMATION:

PETITIONER	RealCom Association for Alltel
REQUEST	No. 05SR064 - SDCL 11-6-19 Review to allow the replacement of three existing antennas with four new omni antennas on an existing tower
EXISTING LEGAL DESCRIPTION	Lot CR of Block 12 and 13, Providence Addition, Section 34, T2N, R7E, BHM, Rapid City Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.18 acres
LOCATION	2435 West Chicago Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	General Commercial District
PUBLIC UTILITIES	NA
DATE OF APPLICATION	11/28/2005
REVIEWED BY	Karen Bulman / Emily Fisher

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the replacement of three existing antennas with four new omni antennas on an existing tower be approved with the following stipulations:

1. That the existing minimum 20 foot fire lane access shall be continually maintained behind the existing building;
2. A Building Permit shall be obtained prior to any construction;
3. A Certificate of Completion shall be obtained prior to any use of tower;
4. That all requirements of the Off-Street Parking Ordinance shall be continually met;
5. The tower shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority;
6. No commercial advertising signage shall be allowed on the tower;
7. The tower shall remain unpainted allowing the galvanized steel color to show or painted

STAFF REPORT
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No. 05SR064 - SDCL 11-6-19 Review to allow the replacement of three existing antennas with four new omni antennas on an existing tower **ITEM 12**

- white unless alternative colors are required by the Federal Aviation Administration or other federal or state authority; and,
8. A maximum of 18 antennas will be allowed with this 11-6-19 SDCL Review. Any additional antennas require a new 11-6-19 SDCL Review.

GENERAL COMMENTS: The subject property is located south of the corner of Deadwood Avenue and West Chicago Street. The subject property is currently zoned General Commercial District. The property located west of the subject property is zoned General Commercial District. The properties located north, south and east of the subject property are zoned Light Industrial District. The applicant is requesting approval of a SDCL 11-6-19 Review to allow the replacement of three existing antennas with four new omni antennas on a 150 foot existing telecommunication tower. The existing tower is located at 2449 West Chicago Street. On September 4, 2001 the City Council approved a Use on Review (01UR044) for the existing 150 foot telecommunication tower and antennas to replace the then existing 40 foot tower. On April 22, 2004, an 11-6-19 Review was approved to add two four foot microwave dishes to the existing telecommunication tower. The applicant proposes to remove three existing antennas and replace them with four Omni or whip antennas.

South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park, or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". This is a public utility located on privately owned land requiring that the Planning Commission review and approve the proposed installation.

STAFF REVIEW: Staff has reviewed the proposed 11-6-19 SDCL Review and has noted the following issues:

On September 4, 2001 the Rapid City Council approved a Use on Review to allow a 150 foot cellular communication tower at 2449 West Chicago Street with the following stipulations:

1. Prior to issuance of a Building Permit, a detailed geotechnical study shall be submitted for review and approval;
2. A Building Permit shall be obtained prior to any construction;
3. Prior to issuance of a Building Permit, three sets of Architectural/Engineer stamped plans shall be provided for review and approval;
4. A Certificate of Completion shall be obtained prior to any use of the tower;
5. That a minimum of 20 foot fire lane access shall be continually maintained behind the existing building;
6. The tower shall be designed to allow for the co-location of a minimum of two additional antennas (for a total of three antennae) except where the additional antennas would interfere or impact the applicant's proposed antenna(s);

STAFF REPORT
January 5, 2006

No. 05SR064 - SDCL 11-6-19 Review to allow the replacement of three existing antennas with four new omni antennas on an existing tower **ITEM 12**

7. The tower shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority;
8. The tower shall remain unpainted allowing the galvanized steel color to show or the tower shall be painted white unless alternative colors are required by the Federal Aviation Administration or other federal or state authority;
9. The existing communications tower shall be removed within thirty days of the issuance of a Certificate of Completion for the new communications tower;
10. No commercial advertising signage shall be allowed on the tower;
11. All requirements of the Off-Street Parking Ordinance shall be continually met; and,
12. The Use on Review shall expire if the use is not undertaken and completed within two years of the date of approval by the City Council or if the use as approved has ceased for a period of two years.

On April 22, 2004, the Planning Commission approved an 11-6-19 Review to allow the addition of two four foot dish antennas to the existing telecommunication tower with the stipulation that three prior stipulations needed to be completed from the earlier Use on Review. Those stipulations were:

1. Prior to issuance of a Building Permit, a detailed geotechnical study shall be submitted for review and approval;
3. Prior to issuance of a Building Permit, three sets of Architectural/Engineer stamped plans shall be provided for review and approval; and,
9. The existing communications tower shall be removed within thirty days of the issuance of a Certificate of Completion for the new communications tower.

Staff has noted that all of the required stipulations have been met.

This 11-6-19 Review is requesting the replacement of three existing antennas with four new whip or Omni antennas on the existing telecommunication tower.

Site Plan: As previously indicated, a Use on Review was approved with twelve stipulations on September 4, 2001 by the City Council. The site plan submitted with this SDCL 11-6-19 Review shows the fenced area of the existing telecommunication tower. A 20 foot fire lane access is located behind the existing building and will remain in place. The site plan indicates that the property is in compliance with the stipulations of approval for the Use on Review.

Design Features: The submitted elevation drawings show the existing telecommunication tower to be 150 feet in height. The tower shall not be illuminated by artificial means or strobe lights unless such lighting is required by the Federal Aviation Administration. No advertising will be allowed on the tower. The tower will remain unpainted unless alternative colors are required by the Federal Aviation Administration. No new equipment or towers are proposed on the subject property.

Parking: Staff noted that the proposed replacement is a minor expansion of an existing cell

STAFF REPORT
January 5, 2006

No. 05SR064 - SDCL 11-6-19 Review to allow the replacement of three existing antennas with four new omni antennas on an existing tower **ITEM 12**

tower. Because this is a minimal expansion and no additional traffic will be generated to the site by this expansion, the existing parking and landscaping may remain; however, any future expansion of the site may require additional parking, and compliance with the landscaping requirements of 17.50.300 of the Rapid City Municipal Code.

Co-Location: A major issue associated with cellular towers is the visual impact the structure will have on the surrounding area and the City in general. In order to reduce visual impact, the City in recent years has consistently required that new towers be constructed with the ability to co-locate other antennae in the future. The tower currently has a total of seventeen antennas, including fifteen panel antennas and two dish antennas. The proposal is to remove three of the panel antennas and add four whip or Omni antennas. Two of the Omni antennas will be seven feet in height and two will be eleven feet in height. Staff recommends that the co-location of the eighteen antennas be allowed on the tower.

Staff recommends that the 11-6-19 SDCL Review be approved with the above stated stipulations.