

STAFF REPORT
July 24, 2008

No. 08SR057 - SDCL 11-6-19 Review to allow a telecommunications tower **ITEM 52**

GENERAL INFORMATION:

APPLICANT	SWS, LLC
AGENT	Quinn Kayser-Cochran
PROPERTY OWNER	Ribob & Eljim Company/Donald H. Douma c/o Elemn Rent All, Inc.
REQUEST	No. 08SR057 - SDCL 11-6-19 Review to allow a telecommunications tower
EXISTING LEGAL DESCRIPTION	Lot L, a subdivision of Lot 6 of Nicholl's Subdivision, Rapid City, South Dakota, located in the NE1/4 NE1/4, Section 7, T1N, R8E, BHM, including all premises, appurtenances and improvements thereof, except for the west forty feet and the south sixty-five feet, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.19 acres
LOCATION	2015 North Cambell
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	6/13/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

Staff will recommend that the SDCL 11-6-19 Review to allow a telecommunications tower be approved if the following additional information is submitted prior to Planning Commission approval.

1. The applicant shall submit a Service Area Map showing the service area for their facilities and demonstrating the need for this tower. A second Service Area Map must be submitted showing all other providers' cellular towers in the area, a service boundary for each facility and demonstrate that the existing facilities (towers, antennas, etc.) will

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- not allow co-location due to capacity issues or that the location of the facility is outside of the service coverage area needed by the applicant;
2. The applicant must submitted a complete site plan including a parking plan identifying the number of off-street parking stalls that will be provided for the site for review and approval;
 3. The applicant must submit a complete site plan that identifies the property boundaries and all site development for review and approval;
 4. The applicant must submit elevations for the existing structure, the proposed storage unit and the proposed monopole tower for review and approval. The elevations must include the type of material and color of the proposed and existing structures;
 5. The applicant must submit design features for the project. The design features must include the color and material of the cellular tower and the size and type of flag that will be placed on the tower; and,
 6. the applicant must submit revised site plans identifying all existing underground utilities and demonstrate that no underground utilities will be affected for review and approval.

GENERAL COMMENTS: (Update: July 11, 2008. All revised and/or added text is shown in bold.) This item was continued at the July 10, 2008 Planning Commission meeting because all of the required information had not been submitted. As of this writing the required information has not been submitted. Staff will recommend approval of the SDCL 11-6-19 Review to allow a telecommunications tower if the additional information above is submitted for review and approval prior to the July 24, 2008 Planning Commission meeting. The property is located at 2015 North Campbell Street west of South Dakota Highway 79 and south of East Saint Patrick Street. The property is currently zoned Light Industrial District. The adjacent properties are also zoned Light Industrial District.

The applicant is proposing to construct a 130 foot high monopole cell tower that will be attached to a ten foot by ten foot existing storage unit approximately 21 feet from the south lot line of the property. The monopole cell tower will be constructed of galvanized steel.

South Dakota Codified Law 11-6-19 states that “whenever any such municipal council shall have adopted the comprehensive plan of the municipality or any part thereof, then and thenceforth, 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 as defined in § 11- 6-26, until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission”. The proposed cellular tower is identified as being located within the area covered by the Rapid City Comprehensive Plan requiring that the improvements be reviewed and approved by the Rapid City Planning Commission.

STAFF REVIEW: Staff has reviewed the SDCL 11-6-19 and has noted the following considerations:

Service Area Map: The plans that were submitted for this project did not include a Service Area

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Map showing the location of the proposed cellular tower. The applicant must submit a Service Area Map showing the service area for their facilities and demonstrating the need for this tower. A second Service Area Map must be submitted showing all other providers' cellular towers in the area, a service boundary for each facility and demonstrate that the existing facilities (towers, antennas, etc.) will not allow co-location due to capacity issues or that the location of the facility is outside of the service coverage area needed by the applicant.

Parking: The plans that were submitted for this project did not include a parking plan. Prior to Planning Commission approval the applicant must submitted a complete site plan including a parking plan identifying the number of off-street parking stalls that will be provided for the site for review and approval. The parking plan must also identify the required ADA parking stall.

Site Plan: A complete site plan identifying the boundaries of the property was not submitted with this application. Prior to Planning Commission approval the applicant must submit a complete site plan that identifies the property boundaries and all site development for review and approval. Staff recommends that this item be continued to allow the applicant to submit a complete site plan as required.

Landscaping Plan: The application that was submitted for this project did not include a landscaping plan. In order to calculate the required number of landscaping points a complete site plan identifying all structures and the property boundaries must be submitted. As such, prior to Planning Commission approval the applicant must submit a complete landscaping plan identifying the property boundaries, the existing and proposed structures, the number of points and the landscaping species that will be provided for the project. Staff recommends that this item be continued to allow the applicant to submit a complete landscaping plan as required.

Elevations: Elevations of this project were not submitted with the application. Prior to Planning Commission approval the applicant must submit elevations for the existing structure, the proposed storage unit and the proposed monopole tower for review and approval. The elevations must include the type of material and color of the proposed and existing structures. Staff recommends that this item be continued to allow the applicant to submit elevations as required.

Design Features: No design features were submitted for this project. Prior to Planning Commission approval the applicant must submit design features for the project. The design features must include the color and material of the cellular tower and the size and type of flag that will be placed on the tower. Staff recommends that this item be continued to allow the applicant to submit design features as required.

Underground Utilities: The site plan that was submitted for this project did not identify the existing underground utilities on the property. Prior to Planning Commission approval the applicant must submit revised site plans identifying all existing underground utilities and demonstrate that no underground utilities will be affected for review and approval. Staff

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recommends that this item be continued to allow the applicant to submit a complete site plan identifying all existing underground utilities and demonstrate that no underground utilities will be affected as required.

Building Permit/ Certificate of Occupancy: The applicant should be aware that a building permit must be obtained prior to any construction. In addition, the applicant should be aware that a certificate of occupancy must be obtained prior to initiation of the proposed use.

Staff will recommend approval of the SDCL 11-6-19 Review to allow a telecommunications tower if the required information above is submitted for review and approval prior to the July 24, 2008 Planning Commission meeting.