

STAFF REPORT
September 4, 2008

No. 08SR064- SDCL 11-6-19 Review to allow a telecommunication tower **ITEM 28**

GENERAL INFORMATION:

APPLICANT	SWS, LLC
AGENT	Quinn Kayser-Cochran
PROPERTY OWNER	Edmond and Linda Eisenbraun
REQUEST	No. 08SR064 - SDCL 11-6-19 Review to allow a telecommunication tower
EXISTING LEGAL DESCRIPTION	Lot BR of Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.17 acres
LOCATION	3003 Covington Street
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Planned Unit Development (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District Water/Sewer
DATE OF APPLICATION	7/11/2008
REVIEWED BY	Jared Ball / Mary Bosworth

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow a telecommunication tower be **continued to the September 25, 2008 Planning Commission meeting to allow the applicant to submit the additional required information.**

GENERAL COMMENTS: **(Update: August 27, 2008. All revised and/or added text is shown in bold.) This item was continued at the August 21, 2008 Planning Commission meeting because all of the required information had not been submitted. The following required information has not been submitted; the required Service area maps, a site plan drawn to scale, Structural Engineered drawings, and elevations detailing the color and material of the tower. As such, staff recommends that the SDCL 11-6-19 review to allow a telecommunications tower be continued to the September 25, 2008 Planning Commission meeting. The property is located at 3003**

STAFF REPORT
September 4, 2008

No. 08SR064- SDCL 11-6-19 Review to allow a telecommunication tower **ITEM 28**

Covington Street, north of South Dakota Highway 44 and west of Covington Street. The property is zoned Planned Unit Development District in Pennington County. The adjacent properties to the north, south and east are all zoned Planned Unit Development District in Pennington County. The property to the west is zoned Suburban Residential District in Pennington County. The applicant is proposing to construct a monopole communications facility that is 130 feet in height. The applicant has indicated that an existing storage shed will be used to store the required equipment for the facility.

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 location for the telecommunications tower is 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:

Site Plan: A complete site plan drawn to scale was not submitted for this project. The applicant must submit a complete sit plan drawn to scale identify the property boundaries for review and approval. As such, staff recommends the SDCL 11-6-19 Review to allow a telecommunications tower be continued to the August 21, 2008 Planning Commission meeting. **On August 26, 2008 the applicant submitted a site plan for the property. However, the site plan was not drawn to scale. In order for staff to make a complete review of the property, the applicant must submit a complete site plan that is drawn to scale.**

Parking: A complete parking plan has not been submitted for review and approval. The applicant must submit a complete parking plan including the number of required parking spaces for the existing and proposed uses for review and approval. As such, staff recommends the SDCL 11-6-19 Review to allow a telecommunications tower be continued to the August 21, 2008 Planning Commission meeting. **On August 27, 2008 the applicant submitted a complete parking plan. The plan that was submitted identifies the required two parking spaces including one handicap parking space**

Elevations: The plan that was submitted did not include elevations for the existing or proposed structure. The applicant must submit building elevations that are to scale and include building materials and colors for review and approval by Growth Management staff. As such, staff recommends the SDCL 11-6-19 Review to allow a telecommunications tower be continued to the August 21, 2008 Planning Commission meeting. **On August 27, 2008 the applicant submitted elevations for the proposed telecommunications tower. The plans that were submitted identify a monopole cellular tower that is 130 feet in height.**

STAFF REPORT
September 4, 2008

No. 08SR064- SDCL 11-6-19 Review to allow a telecommunication tower ITEM 28

In addition, the plans identify a six foot chain link fence around the tower. However, the plan that was submitted does not identify the color and material of the proposed tower. As such, staff recommends that the SDCL 11-6-19 Review to allow a telecommunications tower be continued to the September 25, 2008 Planning Commission meeting.

Landscaping: No landscaping plans were submitted for this project. However, the project is located in Pennington County and the applicant is not required to provide landscaping.

Service Area Map: The plans that were submitted for this project did not include a Service Area 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. As such, staff recommends the SDCL 11-6-19 Review to allow a telecommunications tower be continued to the August 21, 2008 Planning Commission meeting. **On August 27, 2008 the applicant submitted service area maps for the area around the proposed tower. However, the maps do not identify the existing service area, or the service area that will be provided by the new tower. In order for staff to make a complete review of this project the applicant must provide maps that show the existing area that can be served by the provider, and a map that shows what new areas will be provided with service, if the tower is approved. As such, staff recommends that the SDCL 11-6-19 Review to allow a telecommunications tower be continued to the September 25, 2008 Planning Commission meeting.**

Structural Drawings: No Structural Engineered drawings have been submitted for this tower. In order for staff to make a complete review of this project the applicant must submit Structural Engineered drawings of the tower for review and approval. As such, staff recommends that the SDCL 11-6-19 Review be continued to the September 25, 2008 Planning Commission meeting.

Neighborhood Compatibility: The applicant is proposing to locate the tower within a close proximity to a residential neighborhood. Typically, a residential neighborhood would not be an appropriate location for a telecommunications tower. However, the proposed location for the tower is within a fenced storage unit area. As such, staff finds that the location of the proposed tower is justifiable due to the storage units located on the property.

Notification: As of this writing, the sign has been posted on the property, and the receipts from the certified mailings have been returned.

STAFF REPORT
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