

STAFF REPORT
September 25, 2008

No. 08SR064 - SDCL 11-6-19 Review to allow a telecommunication tower **ITEM 51**

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 will recommend that the SDCL 11-6-19 Review to allow a telecommunication tower be **approved if the required elevations for the equipment shelter are submitted for review and approval prior to Planning Commission approval.**

GENERAL COMMENTS: (Update: September 12, 2008. All revised and/or added text is shown in bold.) This item was continued at the August 7, 2008 Planning Commission meeting because all of the required information had not been submitted. As of this writing, the required elevations for the equipment shelter have not been submitted. Staff will recommend that the SDCL 11-6-19 Review to allow a telecommunication tower be **approved if the required elevations for the equipment shelter are submitted for review and approval prior to Planning Commission approval.**

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The property is located at 3003 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 September 10, 2008 the applicant submitted a complete set of site plans for review and approval. Staff reviewed and approved the site plans.**

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 September 10, 2008 the applicant submitted a complete parking plan for review and approval. Staff reviewed and approved the parking plan.**

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 September 12, 2008 the applicant submitted elevations for the proposed telecommunications tower for review and approval. However, the applicant did not submit elevations for the equipment shelter. As such, staff is recommending that prior to Planning Commission approval, elevations for the equipment shelter be submitted for review**

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and approval.

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 September 4, 2008 Planning Commission meeting. **On September 10, 2008 the applicant submitted two service area maps for review and approval. Staff reviewed and approved the service area maps.**

Staff will recommend that the SDCL 11-6-19 Review to allow a telecommunications tower be approved if the required elevations for the equipment shelter are submitted for review and approval prior to Planning Commission approval.