

STAFF REPORT
January 22, 2009

No. 08SR088 - SDCL 11-6-19 Review to allow the expansion of an existing cellular communications tower **ITEM 45**

GENERAL INFORMATION:

APPLICANT	SWS, LLC
AGENT	Quinn Kayser-Cochran
PROPERTY OWNER	Verizon Wireless
REQUEST	No. 08SR088 - SDCL 11-6-19 Review to allow the expansion of an existing telecommunications tower
EXISTING LEGAL DESCRIPTION	Lot D of Lot 1 of the NW1/4 SW1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.74 acres
LOCATION	660 North Cambell Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	Medium Density Residential District
DATE OF APPLICATION	11/20/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the expansion of an existing telecommunications tower be **approved**.

GENERAL COMMENTS: **(Updated January 12, 2009. All revised and/or added text is shown in bold print.) This item was continued at the December 18, 2008 Planning Commission meeting because the required site plan, parking plan, and landscaping plan had not been submitted. On January 6, 2009 the applicant submitted a revised site plan, parking plan and landscaping plan.**

The property is located at 660 North Cambell Street north of East North Street and west of Century Road. The property is currently zoned General Commercial District. The properties to the north, south, and east are zoned General Commercial District. The property to the west is zoned Medium Density Residential District. The applicant has submitted an SDCL

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11-6-19 Review to allow collocation on an existing tower located on the property.

On May 18, 1998 City Council approved a Use On Review to allow a telecommunications tower with stipulations at this location.(File #98UR013) One of the stipulations of approval was that the tower be constructed to allow a minimum of two collocations.

On July 21, 2005 The Rapid City Planning Commission approved an SDCL 11-6-19 Review to allow the construction of an emergency generator for a public utility on private property on the property. (File # 05SR035).

STAFF REVIEW: Staff has reviewed the SDCL 11-6-19 Review to allow the expansion of an existing telecommunications tower and noted the following considerations:

Site Plan: **(Updated January 12, 2009.) On January 6, 2009 the applicant submitted a revised site plan. The plan that was submitted was drawn to scale and includes dimensions for the property, the existing structures and the existing parking. In addition, the site plan identifies the location of the section line that is located west of the existing tower. Staff has reviewed the site plan and noted that the existing tower and structures on the site plan exceed the 58 foot set back requirement from the Section Line.**

The site plan that was submitted with this application was not complete. The site plan was not drawn to scale and did not include dimensions for the property and the existing structures. In addition, the site plan did not include the section line that is located west of the existing tower. Prior to Planning Commission approval, the applicant must submit a complete site plan for review and approval. The site plan must be drawn to scale and include the dimensions of the lot and all existing and proposed structures. In addition, the revised site plan must identify the location of the section line located to the west of the existing telecommunications tower.

Cambell Street/Section Line: **(Updated January 12, 2009.) On January 6, 2009 the applicant submitted a revised site plan that identifies the section line that is located west of the existing tower. The site plan indicates that the existing tower is set back 61 feet from the section line and meets the required 58 foot setback.**

The Major Street Plan identifies Cambell Street as a Minor Arterial Street, to be located along the west lot line. The west lot line is also identified as a section line highway. The site plan that was submitted with this application does not identify the section line highway and Cambell Street. In order for staff to make a complete review of the application, a site plan must be submitted that includes the section line. The applicant should be aware that the minimum setback for structures from the section line is 58 feet. In addition, a minimum 100 foot Right-Of-Way will be required along the west lot line for Cambell Street in the future. Prior to Planning Commission approval, the applicant must submit a revised site plan that identifies the section line highway and the future location of Cambell Street along the west lot line.

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Landscaping Plan: (Updated January 12, 2009.) On January 6, 2009 the applicant submitted a revised site plan for review and approval. The site plan that was submitted identifies the existing landscaping on the property as it was approved on July 21, 2005 (File # 05SR035). In addition, when staff visited the site, it was noted that the required landscaping currently exists on the site.

A landscaping plan was not submitted with this application. Prior to Planning Commission approval, the applicant must submit a complete landscaping plan for review and approval.

Access: On November 13, 1998 the applicant obtained a Right-Of-Way Easement to allow access to the telecommunications tower and emergency generator from the adjacent property to the east from Century Road. A copy of the easement has been placed in the file.

Elevations: (Updated January 12, 2009.) On January 6, 2009 the applicant submitted photographs of the existing structures located on the property and elevations for the proposed equipment building that will be located on the property. Staff has reviewed the elevations and noted that the requirement to provide elevations of all new and proposed structures has been met.

Elevations for the existing structures and the proposed equipment shelter were not submitted with this application. Prior to Planning Commission approval, the applicant must submit elevations of the existing and proposed structures that will be located on the site.

Service Area Maps: The Service Area Maps that were submitted for this project identify the location of the proposed co-location and other existing towers in the area. In addition, the Service Area Maps demonstrate the need for a communications facility at this site.

Staff recommends that the SDCL 11-6-19 Review to allow the expansion of a an existing telecommunications tower be continued to the January 22, 2009 Planning Commission meeting to allow the applicant to submit a complete site plan and landscaping plan as required.

(Updated January 12, 2009.) On January 6, 2009 the applicant submitted a revised site plan, parking plan and landscaping plan. As such, Staff recommends that the SDCL 11-6-19 Review to allow the expansion of an existing telecommunications tower be approved.