

The Grinnell Group
Real Estate Development Solutions

February 20, 2009

Jared M. Ball
Planner I
Growth Management Department
300 Sixth Street
Rapid City, South Dakota 57701

RECEIVED

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**Rapid City Growth
Management Department**

Via E-Mail

RE: Zoning Case No. 08SR089, Lot 2A, Block 2, Rapps Addition, Section 30, T2N, R8E,
BHM, Rapid City, Pennington County, SD 57701

Mr. Ball:

Please accept this request for a hardship waiver of the city's requirements for the installation of landscaping around equipment proposed to be added to an existing telecommunications tower.

SWS, LLC's reasons for this request are several:

- When Lots 2A and 2B, Block 2, Rapp's Addition and Marshall Heights Tract, Lot K-4A were replatted, most of the former lot H-1 was dedicated to Rapid City for the reconfiguration of the intersection of Rapp St. and Elgin St. (formerly Farnwood Ave.), reducing its previous size by more than half;
- Lot 2A, Block 2, Rapps Addition was created largely to encompass the existing Verizon cell tower (upon which SWS, LLC is proposing to co-locate);
- Lot 2A, Block 2, Rapps Addition is 0.16 AC, or roughly 6,969 square feet. Within this area, the following uses are: roughly 4,700 square feet for the access drive and parking; 360 square feet for Verizon's existing communications shelter; roughly 145 square feet for the existing fenced tower compound; 240 square feet for SWS, LLC's proposed radio equipment; and 90 square feet for the retaining wall; these uses total just under 5,200 square feet, leaving 1,400 square feet unused;
- Based on the city square-footage formula for determining landscape points, only the 360 square-foot building was counted by staff in determining a need for 6,600 landscaping points (6,969 - 360 = 6,609 points);
- Of the 1,400 unused square feet, better than sixty percent (60%) is at a grade of >20%, making the installation of high point value landscaping (e.g., large trees, as per Rapid City Zoning Code 17.50.300[c]) problematic;

- Very simply, there is no practical way to install 6,609 points of landscaping in a 1,400 square-foot area; the 1,400 square-foot area has already been planted with grass and ivy planted so that it will climb the retaining wall's rusticated face;
- SWS's 11-6-19 application is to allow the co-location of equipment on an existing structure, which has been designed to minimize visual impacts (i.e., the tower is a flagpole/canister-type structure which conceals the antennas); due to its small size and placement E/NE of Verizon's existing shelter, SWS's proposed radio cabinets would be completely shielded from all vantages along Rapp Street, and most along Eglin Streets. There are practically no visual impacts to mitigate; and
- Finally, denying our app over an inability to attain the requisite landscape-point values runs counter to Rapid City's guidelines to co-locate where possible.

Thank you for your time in considering this landscape hardship exemption request. Please call me if you have any questions or require any additional information.

Sincerely,

QKC

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