



Faulk & Foster

Via UPS Next Day Air

Jared Ball
Growth Management Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

605-394-4157

SDCL 11-6-19 Review Applicant: "WWC License LLC, a Delaware limited liability company, d/b/a Alltel", by Faulk & Foster

Previous Rapid City Case No.: No. 08SR042

Alltel Site Name: SDRC_Maple Avenue

Project Description: Placement of antennas with stealth brick façade covering on building rooftop and placement of equipment within an interior room as shown in the drawings submitted

Location: 115 E. North St., Rapid City, SD (First National Pawn)

Legal Description: Lots 1-5 and Lots 19 and 20 in Block 15 of Schnasse Addition, Rapid City, Pennington County, SD

Land Owner: Barbara Forbes

Zoning: GC – General Commercial

Dear Mr. Ball:

I have enclosed the following items in application for SDCL 11-6-19 review:

- A completed Application for Development Review with property owner signature
- A Vicinity Map
- A Narrative Statement with attached stealth chimney panel material photo and RF maps documenting the need for the site
- An 11 x17 original, three 11 x 17 copies and an 8 ½ x 11 copy of a set of engineer signed and stamped Construction Drawings including site plan and elevation views and a Parking Plan (Sheet Z-1) and Landscaping Plan and Details (Sheets L-1 through L-3)

Please place this matter on the March 26 Planning Commission agenda. If you have any questions or comments, please do not hesitate to contact me at 1-616-490-9804 or ralph.wyngarden@faulkandfoster.com. Thank you very much for your assistance.

Sincerely,

Ralph Wyngarden, Director of Zoning
Faulk & Foster
588 Three Mile Rd NW, Suite 102
Grand Rapids, MI 49544
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NARRATIVE STATEMENT

Applicant: "WWC License LLC, a Delaware limited liability company, d/b/a Alltel", by Faulk & Foster

Alltel Site Name: SDRC_Maple Avenue

Project Description: Placement of antennas with stealth brick façade covering (false chimneys) on building rooftop and placement of equipment within an interior room as shown in the drawings submitted

Location: 115 E. North St., Rapid City, SD

Legal Description: Lots 1-5 and Lots 19 and 20 in Block 15 of Schnasse Addition, Rapid City, Pennington County, SD

Land Owner: Barbara Forbes

Zoning: GC – General Commercial

Objectives

The primary objective of this site is to improve service by addressing capacity concerns leading to dropped calls and inability to access the system during periods of high usage. This site will create a new "cell" that will offload Alltel's existing RapidCityN site to the north, Rapid CityNE site to the northeast, RapidCityE site to the east, Railroad site to the south-southeast, and RapidCityDT site to the west as depicted in the maps showing best server with and without the site on air. The new service area created is depicted in the "Best Server with Site on Air" map in pink, light pink, and orange. All calls originating within this geographical area will be handled by the new site and provide corresponding relief to the existing sites.

The site also significantly improves signal strength in the area around North Street extending northward to the mall as shown in the maps showing signal strength with and without the site on air.

Location

This location is in a busy commercial area with heavy traffic and other impacts and significant vertical features such as flagpoles, utility poles, billboards, and business signage. The camouflage design utilized by Alltel make the site unlikely to be noticed by any casual passers by.

Site Details

The rooftop antennas for this site are concealed within false chimneys made of RF friendly material that matches the existing brick. All supporting equipment will be located in an interior room so there is no increase in the building footprint.

Ordinance Compliance

This site has been designed to meet all ordinance requirements. The GC-General Commercial District allows wireless communication towers and sites which the city routes through the SDCL 11-6-19 Review process. Although Alltel's project itself does not trigger any parking or landscaping requirements, Alltel has included in its drawings a Parking Plan and a Landscaping Plan designed to address unrelated compliance issues on the underlying parcel.