

STAFF REPORT

June 4, 2009

No. 09PD016 - A Major Amendment to a Planned Residential Development to allow additional cellular facilities in the Office Commercial zoning district **ITEM 7**

GENERAL INFORMATION:

APPLICANT	SWS, LLC
AGENT	Rick Holpp for Site Dynamics, Inc.
PROPERTY OWNER	John B. Skulberstadt with a leased area to Verizon Wireless
REQUEST	No. 09PD016 - A Major Amendment to a Planned Residential Development to allow additional cellular facilities in the Office Commercial zoning district
EXISTING LEGAL DESCRIPTION	Lot 1 of Vista Lake Subdivision No. 2, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 17.53 acres
LOCATION	4616 Jackson Boulevard
EXISTING ZONING	Office Commercial District (Planned Residential Development)
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Flood Hazard District
East:	Medium Density Residential District
West:	Park Forest District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/9/2009
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Residential Development to allow additional cellular facilities in the Office Commercial zoning district be continued to the **June 25, 2009 Planning Commission meeting** at the applicant's request.

GENERAL COMMENTS:

(Update, May 22, 2009. All revised and/or added text is shown in bold print.) This item was continued at the May 8, 2009 Planning Commission meeting at the

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applicant's request. The applicant is again requesting that this item be continued. As such, staff is recommending that the Major Amendment to the Planned Residential Development be continued to the June 25, 2009 Planning Commission meeting at the applicant's request.

(Update, May 8, 2009. All revised and/or added text is shown in bold print.) This item was continued at the May 7, 2009 Planning Commission meeting at the applicant's request. The applicant is again requesting that this item be continued. As such, staff is recommending that the Major Amendment to the Planned Residential Development be continued to the June 4, 2009 Planning Commission meeting at the applicant's request.

The applicant has submitted a Major Amendment to a Planned Residential Development to allow additional cellular facilities on the property. In particular, the applicant is proposing to attach three antennas within the existing flagpole communication tower currently located on the property and to place four cabinets adjacent to the tower. Each cabinet will measure 30 inches deep by 31 inches wide by 77 inches high. The applicant has indicated that additional fencing will be constructed around the cabinets to match the existing 8 foot high cedar fence currently located around the tower and the existing equipment shelters.

On September 25, 2003, the Planning Commission approved a Major Amendment to a Planned Residential Development (File #03PD043) to allow a residence and a photography studio as a Major Home Occupation on the property.

On April 16, 2007, the City Council approved a Major Amendment to the Planned Residential Development (File #06PD097) to allow the construction of a 150 foot tall flagpole communication tower with an equipment shelter for Verizon Wireless in conjunction with the previously approved residence with a photography studio on the above legally described property. The proposed additional antennas and cabinets submitted as a part of this application will be located within the lease area that the property owner has previously entered into with Verizon Wireless.

On August 21, 2008, the Planning Commission approved a Major Amendment to the Planned Residential Development (File #08PD022) to allow additional communication antennas for Alltel Communications, LLC to be constructed within the existing flagpole communication tower located on the property. In addition, an 11 foot 5 inch by 16 foot equipment shelter was approved to be constructed west of the existing equipment shelter currently located on the property.

The property is located northwest of the intersection of Chapel Valley Road and Jackson Boulevard. Currently, the old Johnson Siding Volunteer Fire Department structure is located on the southern portion of the property. In addition, Verizon Wireless has constructed the previously approved flagpole communication tower with an equipment shelter within the northern portion of the property. Alltel Communications, LLC has also co-located on the tower and constructed an equipment shelter west of the Verizon Wireless shelter.

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STAFF REVIEW: On April 27, 2009, the applicant requested that this item be continued to the May 21, 2009 Planning Commission meeting to allow them to address outstanding issues. As such, staff recommends that the Major Amendment to the Planned Residential Development be continued to the May 21, 2009 Planning Commission meeting at the applicant's request. **As noted above, the applicant has requested that this item be continued to the June 25, 2009 Planning Commission meeting.**

Notification Requirement: **The receipts from the certified mailings have been returned. In addition, the sign has been posted on the property. Staff has had two inquiries regarding this item.**