

STAFF REPORT
October 21, 2010

No. 10UR031 - Major Amendment to a Conditional Use Permit to allow Microcell Wireless Communication Facilities on Buildings in a High Density Residential Zoning District

ITEM 13

GENERAL INFORMATION:

APPLICANT	Alexander Wilson-Desbois General Dynamics
AGENT	Stephen Parker Senior Acquisition Manager for General Dynamics
PROPERTY OWNER	Pennington County Housing and Redevelopment
REQUEST	No. 10UR031 - Major Amendment to a Conditional Use Permit to allow Microcell Wireless Communication Facilities on Buildings in a High Density Residential Zoning District
EXISTING LEGAL DESCRIPTION	Tract A of Lot 2 of the NW1/4 SW1/4, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.1 acres
LOCATION	636 Cathedral Drive
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District - General Commercial District
South:	General Commercial District
East:	Low Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	9/13/2010
REVIEWED BY	Jim Flaaen / Karley Halsted

RECOMMENDATION:

Staff recommends that the Major Amendment to a Conditional Use Permit to allow Microcell Wireless Communication Facilities on Buildings in a High Density Residential Zoning District be approved with the following stipulations:

1. The antennas shall be located and installed as per the specifications on the approved construction plans;

No. 10UR031 - Major Amendment to a Conditional Use Permit to allow Microcell Wireless Communication Facilities on Buildings in a High Density Residential Zoning District

ITEM 13

2. A Building Permit shall be obtained prior to the start of construction or installation of any antennas;
3. All applicable provisions of the currently adopted International Fire Code shall be continually met. In addition, the microcell wireless facilities and related structures shall be situated in a way as to not interfere with firefighting apparatus, emergency access or exits;
4. The antennas shall be painted a color to match the façade of the existing building;
5. The proposed accessory equipment shall be installed within the existing penthouse as per the approved plan;
6. The parking shall be continually maintained as per the approved parking plan and shall continually comply will all requirements of the Off-Street Parking Ordinance;
7. The landscaping shall be continually maintained as per the approved landscape plan and kept in a live vegetative state and replaced as necessary; and,
8. The Conditional Use Permit shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS:The applicant has submitted a Major Amendment to a Conditional Use Permit application to allow the installation of six cellular communication antennas on top of an existing building. In particular, the applicant is proposing to remove six existing cellular communication antennas and replace them with six new antennas on top of the building located at 636 Cathedral Drive.

The property is located on the north side of Cathedral Drive, west of 5th Street and east of Mount Rushmore Road. The property is zoned High Density Residential District. A high rise apartment building owned by the Pennington County Housing Authority is currently located on the property.

STAFF REVIEW: Staff has reviewed the Conditional Use Permit request to allow cellular communication antennas in a High Density Residential Zoning District and has noted the following considerations:

Antenna locations: The antennas are proposed to be located on the side of the penthouse located on top of the Pennington County Housing building located at 636 Cathedral Drive. The antennas are proposed to be located on the north and east sides of the existing penthouse, two on the north side and two on the east side. The roof of the existing penthouse is 100 feet in height resulting in the proposed antennas not extending beyond the roofline of the building.

Antenna Design Features: The antennas are proposed to be between 96 inches and 98 inches in length with the tip of the antennas to be located 91 feet above ground level. The proposed antennas will be painted a light tan color to match the façade of the existing building. The proposed antennas will project out from the side of the penthouse approximately 2 feet at the outside edge of the antenna.

STAFF REPORT
October 21, 2010

**No. 10UR031 - Major Amendment to a Conditional Use Permit to
allow Microcell Wireless Communication Facilities on Buildings in
a High Density Residential Zoning District**

ITEM 13

Equipment Shelter: The existing penthouse located on top of the existing building is 3,380 square feet in floor area. The submitted floor plan identifies that the applicant leases approximately 96 square feet of the penthouse to house mechanical equipment associated with the proposed antennas. The applicant has indicated that an additional approximately 6.25 square foot cabinet will be added to the penthouse. The penthouse is completely enclosed as to not be viewable to the general public located on the ground. Staff recommends that the proposed accessory equipment be installed within the existing penthouse as per the approved plan.

Parking: The previously approved parking plan required that 77 parking spaces be provided on the property. The submitted parking plan identifies that 79 parking spaces, including 15 handicap spaces, three of which are "van accessible", are being provided. The proposed replacement of cellular antennas will not lead to an increase in the required number of parking spaces for the property nor will the installation of any antennas remove any existing parking spaces. Staff recommends that the parking be continually maintained as per the approved parking plan and continually comply will all requirements of the Off-Street Parking Ordinance.

Landscaping: The previously approved landscape plan required that 126,666 landscape points be provided on the property. The submitted landscape plan indicates that 232,910 points are being provided made up of many large trees and grassed areas, exceeded the required number of landscape points required for the property. The proposed changes to the antennas will not lead to an increase in the required number of landscape points for the property nor will the installation of any antennas remove any of the existing landscaping on the property. Staff recommends that the landscaping be continually maintained as per the approved landscape plan and kept in a live vegetative state and replaced as necessary.

Notification Requirement: As of this writing, the required sign has not been posted on the property and the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the October 21, 2010 Planning Commission meeting if this requirement has not been met. Staff has not received any inquiries or objections to the proposed request at the time of this writing.

Staff recommends that the Major Amendment to a Conditional Use Permit to allow microcell wireless communication facilities on buildings be approved with the stipulations as identified above.