

STAFF REPORT  
January 23, 2014

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**No. 15UR001 - Conditional Use Permit to allow a cellular communication tower** **ITEM 6**

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GENERAL INFORMATION:

APPLICANT	Alex Novak - SBA Communications
AGENT	Alex Novak - Novation Group Consulting
PROPERTY OWNER	Li Zhu Xiu Ying LLC
REQUEST	<b>No. 15UR001 - Conditional Use Permit to allow a cellular communication tower</b>
EXISTING LEGAL DESCRIPTION	Lot 1 of Lot K2-C of Marshall Heights Tract, located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.32 acres
LOCATION	1900 North Maple Avenue
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Mixed Use Commercial
SURROUNDING ZONING	
North:	Shopping Center District 2 (Planned Development)
South:	Medium Density Residential District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	January 12, 2015
REVIEWED BY	Fletcher Lacock / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow a cellular communication tower be continued to the February 19, 2015 Planning Commission meeting.

GENERAL COMMENTS:

The applicant has submitted a Conditional Use Permit to allow a 120 foot high mono-pole cellular communications tower with an 11.5 foot wide by 25.5 foot long equipment shelter in the General Commercial District. The tower is designed for co-location and the location of a second equipment shelter has been identified on the plans. The applicant has stated that the need for the tower at this location is to provide increased capacity rather than to provide

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overall coverage. Coverage maps demonstrating the need for the proposed tower have been submitted. The height of the proposed tower is to allow for co-location.

The property is located on the northeast corner of the intersection of North Maple Avenue and East Knollwood Drive. Currently, the property is the location of the Coco Palace restaurant.

**STAFF REVIEW:**

On January 28, 2015, it came to staff's attention that the parking calculation provided by the applicant did not account for all floors of the existing restaurant. Staff has requested that a floor plan of the existing structure be submitted for review. As such, staff recommends that the Conditional Use Permit be continued to allow the applicant to address issues regarding parking.

Notification: The mailings and sign have been picked up. The mailings have been returned to Community Planning and Development Services for posting. Staff has not confirmed that the sign has been posted on the property. Staff will notify the Planning Commission at the February 5, 2015 Planning Commission meeting if this requirement has not been met.