



Rapid City Planning Commission

Major Amendment to a Planned Development Project Report

October 8, 2015

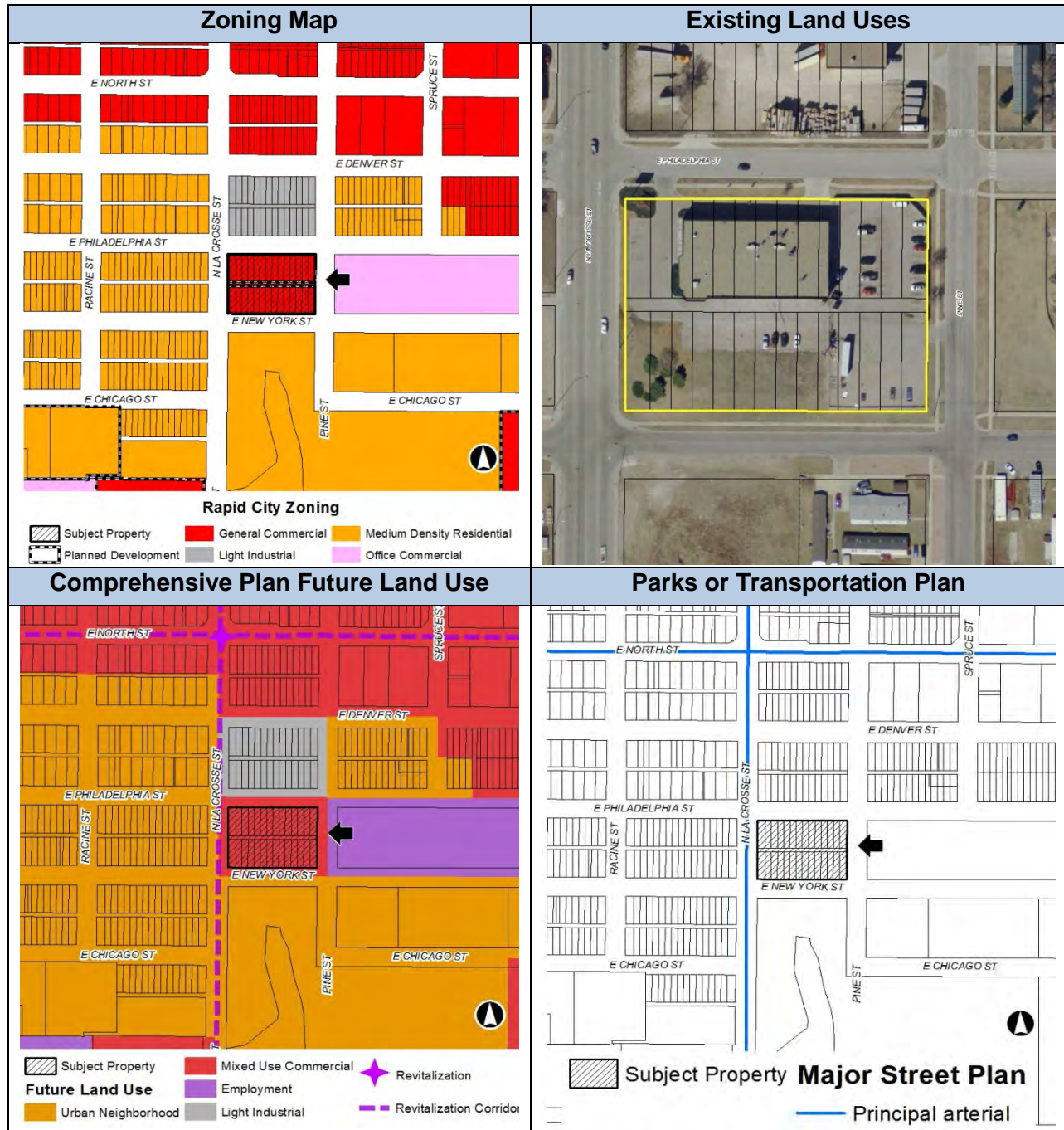
Applicant Request(s)
Case # 15PD027 – Major Amendment to a Planned Development to allow a cellular communication tower
Companion Case(s) N/A

Development Review Team Recommendation(s)
The Development Review Team recommends approval with stipulations as noted below.

Project Summary Brief
The applicant has submitted a Major Amendment to a Planned Development application to allow a cellular communication tower to be located at the “ABRA Auto Body & Glass” located at 350 North La Crosse Street. In particular, the applicant is proposing to construct a 100 foot high monopole tower with an additional 10 foot lightning rod and a 12 foot by 26 foot equipment shelter. The proposed equipment shelter will have a solid concrete and aggregate surface. The applicant has indicated that the tower is needed to address wireless network capacity and is designed for co-location. The site plan identifies the footprint location for an additional equipment shelter for co-location.
Applicant Information
Applicant: Alex Novak for Verizon Wireless
Property Owner: MK Land LLC
Architect: N/A
Engineer: N/A
Surveyor: N/A
Other: N/A
Development Review Team Contacts
Planner: Fletcher Lacock
Engineer: Dan Kools
Fire District: Tim Behlings
School District: N/A
Water/Sewer: Dan Kools
DOT: Stacy Bartlett

Subject Property Information	
Address/Location	350 North Lacrosse Street
Neighborhood	North Rapid
Subdivision	Feigel's Addition
Land Area	2.07 acres
Existing Buildings	15,676 square feet
Topography	The property slopes from the northeast to the southwest
Access	Pine Street and East Philadelphia Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC / PD	MUC-Revitalization Corridor	Auto body shop
Adjacent North	LI	LI-Revitalization Corridor	Storage facility
Adjacent South	MDR	UN-Revitalization Corridor	Mobile home park
Adjacent East	OC	EC	Community Health Center of the Black Hills
Adjacent West	MDR	UN-Revitalization Corridor	Single-family dwellings



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	N/A	2.07 acres	
Lot Frontage	N/A	Approximately 1,210 feet	
Maximum Building Heights	Communication towers are exempt	100 foot monopole / 10 foot lightning rod	
Maximum Density	75%	17.7%	
Minimum Building Setback:			
• Front	25 feet	25 feet from East New York Street	
• Rear	"0" feet	25 feet from East Philadelphia Street	
• Side	"0" feet	Approximately 60 feet from Pine Street	
• Street Side	25 feet	Approximately 70 feet from North La Crosse Street	
Minimum Landscape Requirements:			
• # of landscape points	74,181	Less than 20% expansion does not trigger additional landscaping / applicant is proposing 10,000 points	
• # of landscape islands	2	Existing legal non-conforming	
Minimum Parking Requirements:			
• # of parking spaces	65	68	
• # of ADA spaces	3	2 – Upon submittal of a Building Permit three handicap accessible parking spaces will be required	
Signage	Two square feet for every linear square foot of frontage	No new signage proposed	
Fencing	8 feet	Proposed 8 foot fence	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.54.030(E) of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow a cellular communication tower	
1. The location, character and natural features of the property:	The property is located at 350 North La Crosse Street and is the location of ABRA Auto Body & Glass. The applicant is proposing to construct a 100 foot high monopole on the southeast side of the property. There is a slight incline from the northeast to the southwest.
2. The location, character and design of adjacent buildings:	Property located to the south is developed with a mobile home park. Properties to the west are developed with single-family dwellings. Property to the north is developed with a storage facility. Property to the east is being developed with the Community Health Center of the Black Hills.
3. Proposed fencing, screening and landscaping:	The applicant has submitted plans that identify a seven foot high chain link fence with one foot of barbed wire around the proposed tower and equipment shelter. The proposed barbed wire is not in keeping with the residential

	neighborhood adjacent to the south and southeast. Staff recommends that the barbed wire be removed and that the fence be constructed of either simulated wood boards or chain link with additional evergreen landscaping on the south and east sides to provide an adequate buffer.
4. Proposed vegetation, topography and natural drainage:	No substantial changes to the existing topography are being proposed.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Vehicular access is from East Philadelphia Street and Pine Street. There is a property line sidewalk located on North La Crosse Street, East Philadelphia Street, East New York Street, and Pine Street.
6. Existing traffic and traffic to be generated by the proposed use:	Once constructed, the proposed communication tower is not anticipated to generate much traffic beyond standard maintenance crews and facility management.
7. Proposed signs and lighting:	The applicant is not proposing any new signage or lighting.
8. The availability of public utilities and services:	The property is currently served by public utilities including Rapid City sewer and water.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned General Commercial District and is located adjacent to North La Crosse Street which is identified as Principal Arterial Street on the City's Major Street Plan. A cellular communication tower is identified as a conditional use in the General Commercial District. The applicant is proposing to construct a 100 foot high monopole on the southeast side of the subject property with the ability to co-locate. The applicant has indicated that the tower is needed to address wireless network capacity needs and that improvements in communications infrastructure are vital in these corridors and centers.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The proposed cellular communication tower is in compliance with the requirements of the Zoning Ordinance.
11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:	It does not appear that the proposed use will have a negative effect on noise, odor, smoke, dust, air, and water pollution.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The stipulations of approval will ensure that the cellular communication tower is a maximum of 100 feet high and is designed for co-location to ensure that multiple carriers can use a single tower.

Staff has also reviewed the proposed use with respect to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and has noted the following issues:

The property is zoned General Commercial District with a Planned Development. The approved Planned Development allowed an auto body shop to be located on the property. The proposed cellular communication tower is conditional use in the General Commercial District requiring a Major Amendment to the Planned Development.

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial	
In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:	

Comprehensive Plan Conformance – Core Values Chapters	
 A Balanced Pattern of Growth	
BPG-1.2A	Priority Infill Areas: The applicant has submitted information showing that the proposed communication tower will improve the overall wireless capacity in this area. The resulting increase in cellular wireless capacity benefits the businesses and individuals across Rapid City.
 A Vibrant, Livable Community	
	N/A
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
TI-2.1E	Access Management Planning: North La Crosse Street is identified as a Principal Arterial Street on the City's Major Street Plan. Access to the property is from East Philadelphia Street and Pine Street. The applicant has indicated that access to the proposed tower will be from an existing approach location on Pine Street ensuring that access is not taken from a high traffic corridor.
 Economic Stability and Growth	
	N/A
 Outstanding Recreational and Cultural Opportunities	
	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to a Planned Development requires that public notice be advertized in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Major Amendment to a Planned Development is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Mixed-Use Commercial / Revitalization Corridor
Design Standards:	
N/A	The principal use of the property is ABRA Auto Body & Glass. The proposed cellular communication tower is a conditional use in the General Commercial District and is in compliance with the Zoning Ordinance.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid
Neighborhood Goal/Policy:	
N/A	The property is located adjacent to North La Crosse Street which is identified as a Principal Arterial Street on the City's Major Street Plan. The applicant has indicated that the proposed tower will increase wireless network capacity.

Findings	
<p>Staff has reviewed the Major Amendment to a Planned Development to allow a cellular communication tower pursuant to Chapter 17.50.050(F)5, Chapter 17.18, and Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The property abuts North La Crosse Street which is identified as a Principal Arterial Street on the City's Major Street Plan. The applicant has submitted information showing that the proposed communication tower will improve the overall wireless capacity in this area. The resulting increase in cellular wireless capacity benefits the businesses and individuals across Rapid City. The proposed cellular communications tower is a conditional use in the General Commercial District and is in compliance with the requirements of the Zoning Ordinance.</p>	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Major Amendment to a Planned Development to allow a cellular communication tower be approved with the following stipulations:	
1.	Upon submittal of a Building Permit, the barbed wire shall removed from the fence plans. The proposed fence shall be constructed of simulated wood boards, or a chain link fence provided that additional evergreen plantings be provided on the south and east sides of the fence as a buffer;
2.	Upon submittal of a Building Permit, the parking plan shall be revised to include three handicap accessible parking spaces with one being "van accessible"; and,
3.	The Major Amendment to a Planned Development shall allow a 100 foot high monopole cellular communication tower with an additional 10 foot lightning rod and an associated equipment shed. The tower shall be designed for co-location and a Building Permit shall be required for the construction of the second equipment shelter. Changes to the proposed tower or equipment shelter(s) that do not meet the criteria of Chapter 17.50.050(G) of the Rapid City Municipal Code shall require a Major Amendment. Permitted uses within the General Commercial District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Conditional Use Permit.