

STAFF REPORT
July 10, 2008

No. 08SR042 - SDCL 11-6-19 Review to allow the construction of a cellular tower **ITEM 54**

GENERAL INFORMATION:

APPLICANT	Bethany Wilson for WWC License LLC, d/b/a Alltel
AGENT	Ralph Wyngarden for Faulk & Foster
PROPERTY OWNER	Barbara Forbes
REQUEST	No. 08SR042 - SDCL 11-6-19 Review to allow the construction of a cellular tower
EXISTING LEGAL DESCRIPTION	Lots 1 thru 5 and Lots 19 and 20 in Block 15 of Schnasse Addition, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.94 acres
LOCATION	115 East North Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	Low Density Residential District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City Water/Sewer
DATE OF APPLICATION	5/9/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

Staff will recommend that the SDCL 11-6-19 Review to allow the construction of a cellular tower be approved if the following additional information is submitted prior to Planning Commission approval:

1. The applicant shall submit a complete parking plan for review and approval including the number of required parking spaces for the existing and proposed uses;
2. The applicant shall submit a complete landscaping plan that includes the size of the building, the size of the lot, and the number and species of plants that will be provided for review and approval.
3. The applicant shall submit building elevations that are to scale for review and approval;

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GENERAL COMMENTS: (Update: June 27, 2008. All revised and/or added text is shown in bold.) This item was continued to the July 10, 2008 Planning Commission meeting as the required information had not been submitted. As of this writing no additional information has been submitted. Staff will recommend approval of the SDCL 11-6-19 Review to allow the construction of a cellular tower if the additional information above is submitted for review and approval prior to the July 10, 2008 Planning Commission meeting.

The property is located at 115 East North Street which is south of East North Street, north of east Denver Street and west of North Maple Street. The property is currently zoned General Commercial. One structure is located on the property and is currently being used as a pawn shop. The applicant is proposing to construct a communication facility within the existing building and attach an antenna on the roof of the building. The proposed antenna will be covered with brick façade that resembles an existing chimney on the roof.

STAFF REVIEW: Staff has reviewed the proposed SDCL 11-6-19 Review request as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following considerations:

Parking: A complete parking plan has not been submitted for review and approval. Prior to Planning Commission approval, the applicant must submit a complete parking plan including the number of required parking spaces for the existing and proposed uses for the building for review and approval.

Landscaping: The plan that was submitted for this project did not include a landscaping plan. Prior to Planning Commission approval the applicant must submit a complete landscaping plan that includes the size of the building, the size of the lot, and the number and species of plants that will be provided for review and approval. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary.

Elevations: The plan that was submitted included elevations for the existing building, but the elevations were not submitted in a scalable format. Prior to Planning Commission approval the applicant must submit building elevations that are to scale and include building materials and colors for review and approval by Growth Management staff.

Equipment Shelter: The applicant should be aware that the equipment shelter associated with the microcell wireless site may not exceed 100 square feet in floor area.

Rooftop: Prior to the issuance of a building permit, a structural engineer must analyze the rooftop to insure that the building can support the addition weight of cell equipment as well as the two 3-ton HVAC units. This information must be submitted for review and approval as part of the building permit application.

Permits: Prior to any construction, a Building Permit must be obtained and a Certificate of Occupancy must be obtained prior to occupancy of the addition.

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Staff will recommend that the SDCL-11-6-19 Review to allow the construction of a cellular tower be approved if the above indicated additional information is submitted.