

STAFF REPORT
October 23, 2008

No. 08SR042 - SDCL 11-6-19 Review to allow the construction of a cellular tower **ITEM 39**

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 **continued to the November 6, 2008** Planning Commission meeting.

GENERAL COMMENTS: (Update: October 15, 2008. All revised and/or added text is shown in bold.) This item was continued at the September 4, 2008 Planning Commission meeting as the required parking plan, landscaping plan and elevations had not been submitted. As of this writing the required parking plan and landscaping plan have not been submitted. Staff recommends that the SDCL 11-6-19 Review to allow the construction of a cellular tower be continued to the November 6, 2008 Planning Commission meeting at the applicant's request.

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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.

(Updated October 17, 2008) As of this writing, a complete parking plan has not been submitted for review and approval. As such, staff recommends that the SDCL 11-6-19 review to allow the construction of a cellular tower be continued to the November 6, 2008 Planning Commission meeting.

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.

(Updated October 17, 2008) As of this writing, a complete landscaping plan has not been submitted. The applicant has written a letter requesting not to submit a landscaping plan for this project. However, staff can not support this request. As such, staff recommends that the SDCL 11-6-19 review to allow the construction of a cellular tower be continued to the November 6, 2008 Planning Commission meeting.

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.

Updated October 17, 2008) As of this writing, complete elevations for this project have not been submitted. As such, staff recommends that the SDCL 11-6-19 review to allow the construction of a cellular tower be continued to the November 6, 2008 Planning Commission meeting to allow the applicant to submit a complete landscaping plan.

Equipment Shelter: The applicant should be aware that the equipment shelter associated with

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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.

Staff recommends that the SDCL-11-6-19 Review to allow the construction of a cellular tower be continued to the November 6, 2008 Planning Commission meeting to allow the applicant to submit the additional information as identified above.