

STAFF REPORT
December 18, 2008

No. 08SR088- SDCL 11-6-19 Review to allow the expansion of an existing cellular communications tower **ITEM 31**

GENERAL INFORMATION:

APPLICANT	SWS, LLC
AGENT	Quinn Kayser-Cochran
PROPERTY OWNER	Verizon Wireless
REQUEST	No. 08SR088 - SDCL 11-6-19 Review to allow the expansion of an existing telecommunications tower
EXISTING LEGAL DESCRIPTION	Lot D of Lot 1 of the NW1/4 SW1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.74 acres
LOCATION	660 North Cambell Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	Medium Density Residential District
DATE OF APPLICATION	11/20/2008
REVIEWED BY	Jared Ball / Karley Halsted

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to allow the expansion of an existing telecommunications tower be continued to the January 22, 2009 Planning Commission meeting.

GENERAL COMMENTS: The property is located at 660 North Cambell Street north of East North Street and west of Century Road. The property is currently zoned General Commercial District. The properties to the north, south, and east are zoned General Commercial District. The property to the west is zoned Medium Density Residential District. The applicant has submitted an SDCL 11-6-19 Review to allow collocation on an existing tower located on the property.

On May 18, 1998 City Council approved a Use On Review to allow a telecommunications tower with stipulations at this location.(File #08UR013)

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On July 21, 2005 The Rapid City Planning Commission approved an SDCL 11-6-19 Review to allow the construction of an emergency generator for a public utility on private property on the property. (File # 05SR035).

STAFF REVIEW: Staff has reviewed the SDCL 11-6-19 Review to allow the expansion of an existing telecommunications tower and noted the following considerations:

Site Plan: The site plan that was submitted with this application was not complete. The site plan was not drawn to scale and did not include dimensions for the property and the existing structures. In addition, the site plan did not include the section line that is located west of the existing tower. Prior to Planning Commission approval, the applicant must submit a complete site plan for review and approval. The site plan must be drawn to scale and include the dimensions of the lot and all existing and proposed structures. In addition, the revised site plan must identify the location of the section line located to the west of the existing telecommunications tower.

Cambell Street/Section Line: The Major Street Plan identifies Cambell Street as a Minor Arterial Street, to be located along the west lot line. The west lot line is also identified as a section line highway. The site plan that was submitted with this application does not identify the section line highway and Cambell Street. In order for staff to make a complete review of the application, a site plan must be submitted that includes the section line. The applicant should be aware that the minimum setback for structures from the section line is 58 feet. In addition, a minimum 100 foot Right-Of-Way will be required along the west lot line for Cambell Street in the future. Prior to Planning Commission approval, the applicant must submit a revised site plan that identifies the section line highway and the future location of Cambell Street along the west lot line.

Landscaping Plan: A landscaping plan was not submitted with this application. Prior to Planning Commission approval, the applicant must submit a complete landscaping plan for review and approval.

Access: On November 13, 1998 the applicant obtained a Right-Of-Way Easement to allow access to the telecommunications tower and emergency generator from the adjacent property to the east from Century Road. A copy of the easement has been placed in the file.

Elevations: Elevations for the existing structures and the proposed equipment shelter were not submitted with this application. Prior to Planning Commission approval, the applicant must submit elevations of the existing and proposed structures that will be located on the site.

Staff recommends that the SDCL 11-6-19 Review to allow the expansion of a an existing telecommunications tower be continued to the January 22, 2009 Planning Commission meeting to allow the applicant to submit a complete site plan and landscaping plan as required.