



Rapid City Planning Commission

Conditional Use Permit Project Report

March 7, 2019

Item #4
Applicant Request(s)
Case #19UR001 – Conditional Use Permit to allow a cellular communications tower
Companion Case(s) # N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Conditional Use Permit be approved with the stipulation(s) noted below

Project Summary Brief

The applicant has submitted a Conditional Use Permit to allow a cellular communication tower to be located at the Goodwill Enterprises retail store located at 611 Lindbergh Avenue. In particular, the applicant is proposing to construct a 100 foot high monopole tower with an additional 5 foot lightning rod and a 12 foot by 26 foot equipment pad. 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 three additional equipment pads for co-location.

On February 25, 2016, the Planning Commission approved a Conditional Use Permit (File #15UR025) for a cellular communications tower on the same property. The tower was not built and the Conditional Use Permit expired after two years.

Applicant Information	Development Review Team Contacts
Applicant: SBA Communications and Sprint	Planner: Fletcher Lacock
Property Owner: Wall Street Mission	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett

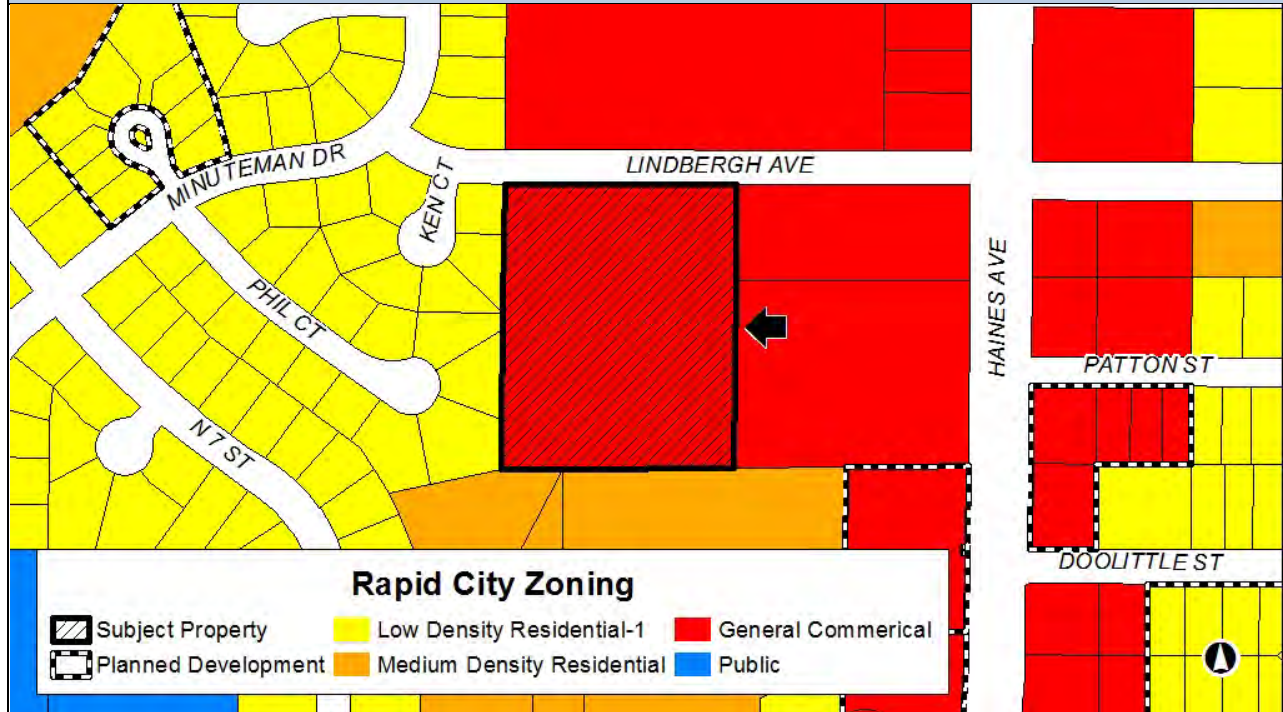
Subject Property Information	
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Address/Location	611 Lindbergh Avenue
Neighborhood	North Rapid Neighborhood Area
Subdivision	Northern Heights Subdivision
Land Area	4.65 acres (202,554 square feet)
Existing Buildings	19,989 square feet
Topography	Property slopes from the west to the east with a drop in elevation of 32 feet
Access	Lindbergh Avenue
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	MUC	Goodwill Industries
Adjacent North	GC	MUC	Mobile home park
Adjacent South	MDR	UN	Apartment complex
Adjacent East	GC	MUC	Commercial strip mall
Adjacent West	LDR	LDN	Single-family dwellings

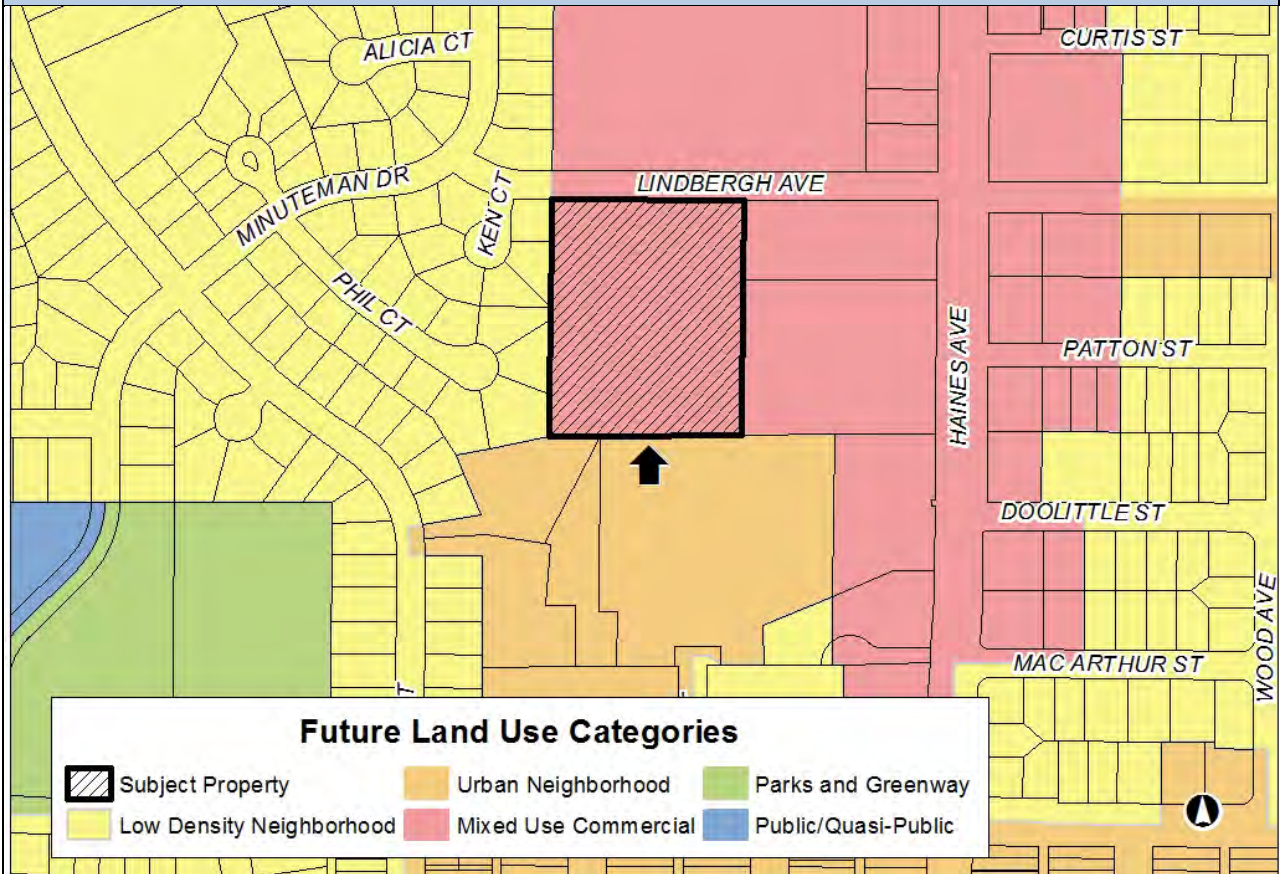
Zoning Map



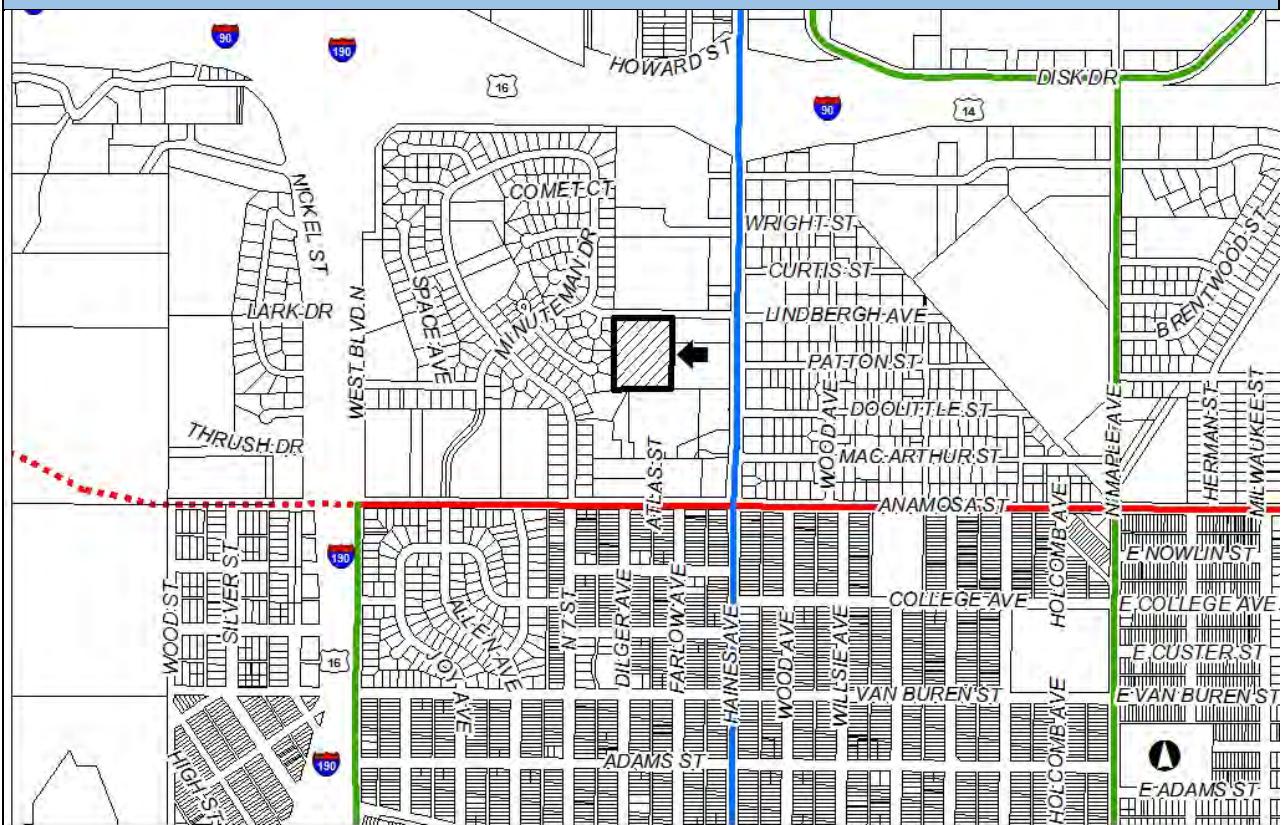
Existing Land Uses



Comprehensive Plan Future Land Use




Parks or Transportation Plan









Relevant Case History			
Case/File#	Date	Request	Action
15UR025	02/25/2016	Conditional Use Permit to allow a cellular communication tower	PC approved with stipulations
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	4.65 acres
Lot Frontage		N/A	Approximately 405 feet
Maximum Building Heights		Communication towers are exempt	100 foot monopole / 5 foot lightning rod
Maximum Density		75%	10.1%
Minimum Building Setback:			
• Front		25 feet	100 feet
• Rear		15 feet	70 feet
• Side		25 feet	100 feet from west property line
• Street Side		N/A	N/A
Minimum Landscape Requirements:			
• # of landscape points		182,263	Less than 20% expansion does not trigger additional landscaping / applicant is proposing 19 small trees for 9,500 points
• # of landscape islands		2	2
Minimum Parking Requirements:			
• # of parking spaces		98	98
• # of ADA spaces		4	6
Signage		Two square feet for every linear square foot of frontage	No new signage proposed
Fencing		8 feet	Proposed 6 foot wood board screening fence around the cell tower and equipment

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 611 Lindbergh Avenue. The property is the location of the Goodwill store, a second hand store. The proposed cellular communication tower will be located on the west side of the property.
2. The location, character and design of adjacent buildings:	Property to the south is developed with an apartment complex. The properties to the west are developed with single-family dwellings. The property to the north is developed with a mobile home park. Properties to the east are developed with commercial structures.
3. Proposed fencing, screening and landscaping:	The applicant is proposing to enclose the cellular communication tower and equipment pad with a six foot high wood board fence. The applicant is also proposing to plant 19 coniferous trees on the east, west, and south sides of the proposed tower. The applicant has also submitted visual simulations of the proposed tower as seen from the residential properties to the west showing that the tower will be visible above the tree-line but will have a minimal impact.

4. Proposed vegetation, topography and natural drainage:	The proposed tower does not interfere with any drainage easements. Site drainage is accommodated on the northeast and southeast corners of the property.
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 Lindbergh Avenue. Sidewalk is also located along Lindbergh Avenue on the north side of the property. A minimum of 98 parking spaces must be provided for the existing and proposed uses. The site plan shows that 98 parking will be provided in compliance with the parking ordinance, including handicap accessible parking.
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 Lindbergh Avenue. 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 south side of the subject property. The monopole will be designed to allow the ability for three additional co-locates. The applicant has indicated that the tower is needed to address wireless network capacity and coverage 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.

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 of Rapid City.

	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
	N/A
	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 Conditional Use Permit 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 Conditional Use Permit 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
Design Standards:	
N/A	The principal use of the property is a Goodwill Enterprises retail store. 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 Area
Neighborhood Goal/Policy:	
NR-NA1.1A	Reinvestment Corridors: The applicant has indicated that the proposed tower will increase wireless network coverage and capacity in the area. The resulting increase in cellular wireless coverage and capacity benefits the businesses and individuals of Rapid City.

Findings	
Staff has reviewed the Conditional Use Permit to allow a cellular communications tower pursuant to 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 applicant has submitted information showing that the proposed communication tower will improve the overall wireless coverage and capacity in this area. The resulting increase in cellular wireless capacity benefits the businesses and individuals of Rapid City. The proposed cellular communication tower is a conditional use in the General Commercial District and is in compliance with the requirements of the Zoning Ordinance.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Conditional Use Permit to allow a cellular communications tower be approved with the following stipulation:	
1.	Upon submittal of a Building Permit, a grading plan, drainage plan, storm water quality treatment plan, and an erosion and sediment control plan shall be submitted for review and approval;
2.	The proposed landscaping and screening fence shall be installed as proposed on the site plan submitted by the applicant;
3.	Lighting and signage on the tower shall not be allowed; and,
4.	The Conditional Use Permit shall allow a 100 foot high monopole cellular communication tower with an additional 5 foot lightning rod and an associated equipment pad. The tower shall be designed for co-location and a Building Permit shall be required for the construction of the additional equipment pads. Changes to the proposed tower or equipment shelter(s) that do not meet the criteria of Chapter 17.54.030(l) 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.



Rapid City Community Planning & Development Services

Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

Applicant Request(s)	
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Companion Case(s) #	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any construction. A certificate of completion shall be obtained prior to initiation of the use;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	All requirements of the currently adopted Building Code shall be met; and,
4.	All requirements of the International Fire Code shall be met.