



Rapid City Planning Commission

Planned Development Overlay Project Report

June 10, 2021

| Item #7 |
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| Applicant Request(s) |
| Case #21PD022 – Major Amendment to the Planned Development Overlay to allow a cellular communications tower |
| Companion Case(s) N/A |

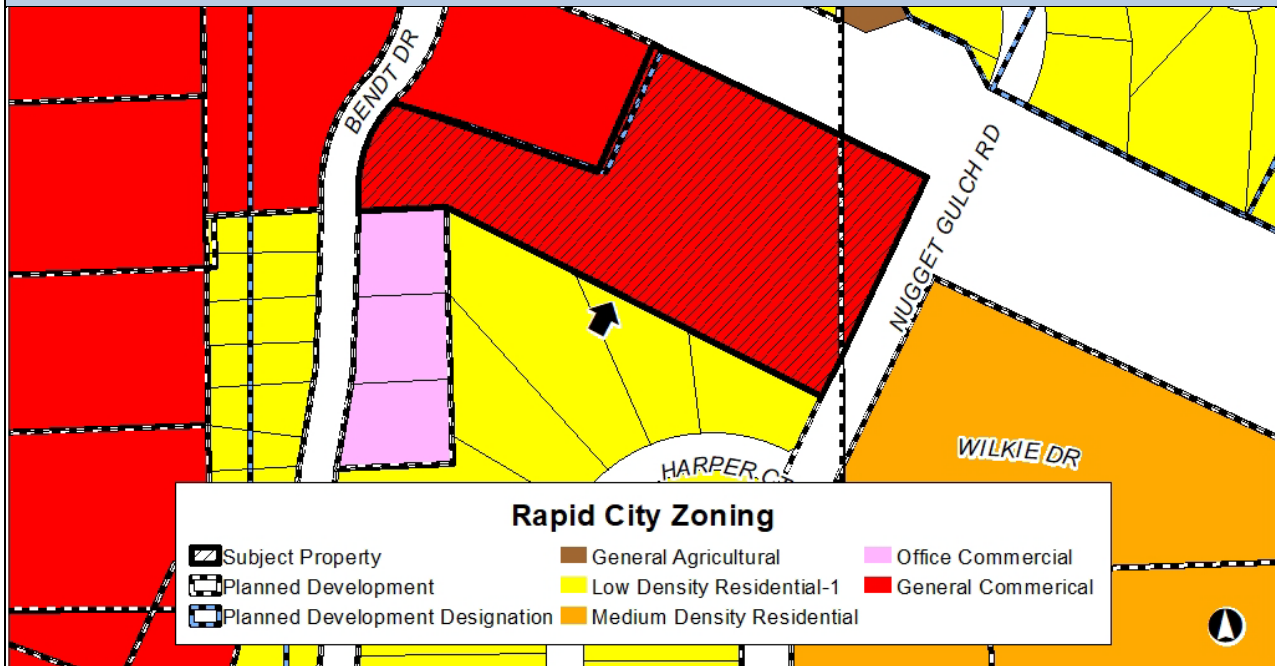
| Development Review Team Recommendation(s) |
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| Staff recommends approval with the stipulations as noted below. |

| Project Summary Brief | |
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| <p>The applicant has submitted a Major Amendment to the Planned Development Overlay to allow a cellular communications tower and equipment building to be constructed at 5615 Nugget Gulch Road. The tower will be designed as a monopole structure in lieu of a basic lattice-style tower. The tower will be 80 feet in height with a 9-foot high lightning rod extending from the top of the tower. The tower and antennas will have a beige coating of paint to reduce glare. All equipment on the tower will be flush-mounted and painted the same color as the tower. The proposed equipment building will be a 6-foot-by-6-foot one-story structure and constructed with brick to coordinate with the existing design and character of the neighborhood. An opaque privacy/security fence will be provided around the tower and building equipment area. Three spruce trees will be planted between the adjacent street, Bendt Drive, and the tower site.</p> <p>Currently, there is an existing gap in cellular service within this area of the City. The applicant has indicated that the cellular communications tower will improve voice and data service within the southwestern portion of the City.</p> <p>In 2015, a Final Planned Development was approved to a “Loftus Dental Office” to be constructed on the property. The office has been constructed and is accessed from Nugget Gulch Road. The proposed cellular communication site is proposed to be located west of the dental office and will be accessed from Bendt Drive.</p> | |
| Applicant Information | Development Review Team Contacts |
| Applicant: Verizon Wireless | Planner: Karl Bauer |
| Property Owner: Loftus Real Estate Holdings, LLC | Engineer: Todd Peckosh |
| Architect: Design 1 Architects, LLC | Fire District: Tim Behlings |
| Engineer: N/A | School District: Kumar Veluswamy |
| Surveyor: Fisk Land Surveying | Water/Sewer: Todd Peckosh |
| Other: N/A | DOT: Stacy Bartlett |

| Subject Property Information | |
|------------------------------|--|
| Address/Location | 5615 Nugget Gulch Road |
| Neighborhood | US Hwy 16 |
| Subdivision | Stoney Creek South Subdivision |
| Land Area | 4.33 acres |
| Existing Buildings | Dentist office/ 4,849 square feet |
| Topography | Elevation change of approximately 80 feet from north and west to south |
| Access | Bendt Drive |
| Water / Sewer | City of Rapid City |
| Electric/Gas Provider | Black Hills Energy |
| Floodplain | N/A |

| Subject Property and Adjacent Property Designations | | | |
|---|-------------------------------------|-----------------------------------|---|
| | Existing Zoning | Comprehensive Plan | Existing Land Use(s) |
| Subject Property | GC-PD | MUC | Dental office |
| Adjacent North | GC-PD, PDD, LDR1-PD, PDD, GAD | MUC, Principal Arterial, LDN | Car wash, booster station, single- family houses |
| Adjacent South | OC-PD, LDR1- PD | E, LDN | Dental office, single-family houses |
| Adjacent East | MDR-PDD | UN, Collector | Apartments |
| Adjacent West | GC-PD, PDD | MUC, Community Activity Center | Strip malls – fitness center, learning center, dental office, restaurants, liquor store |

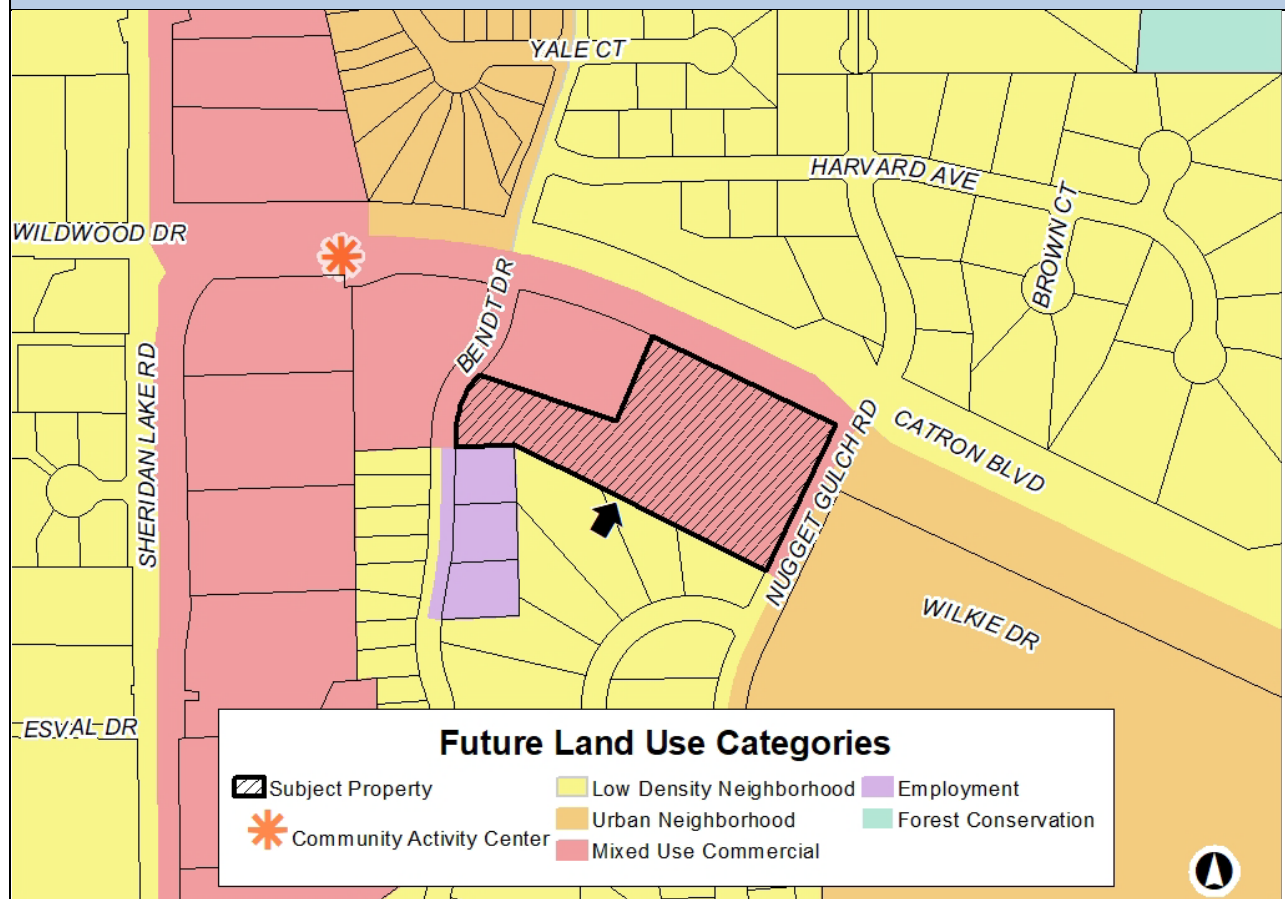
Zoning Map



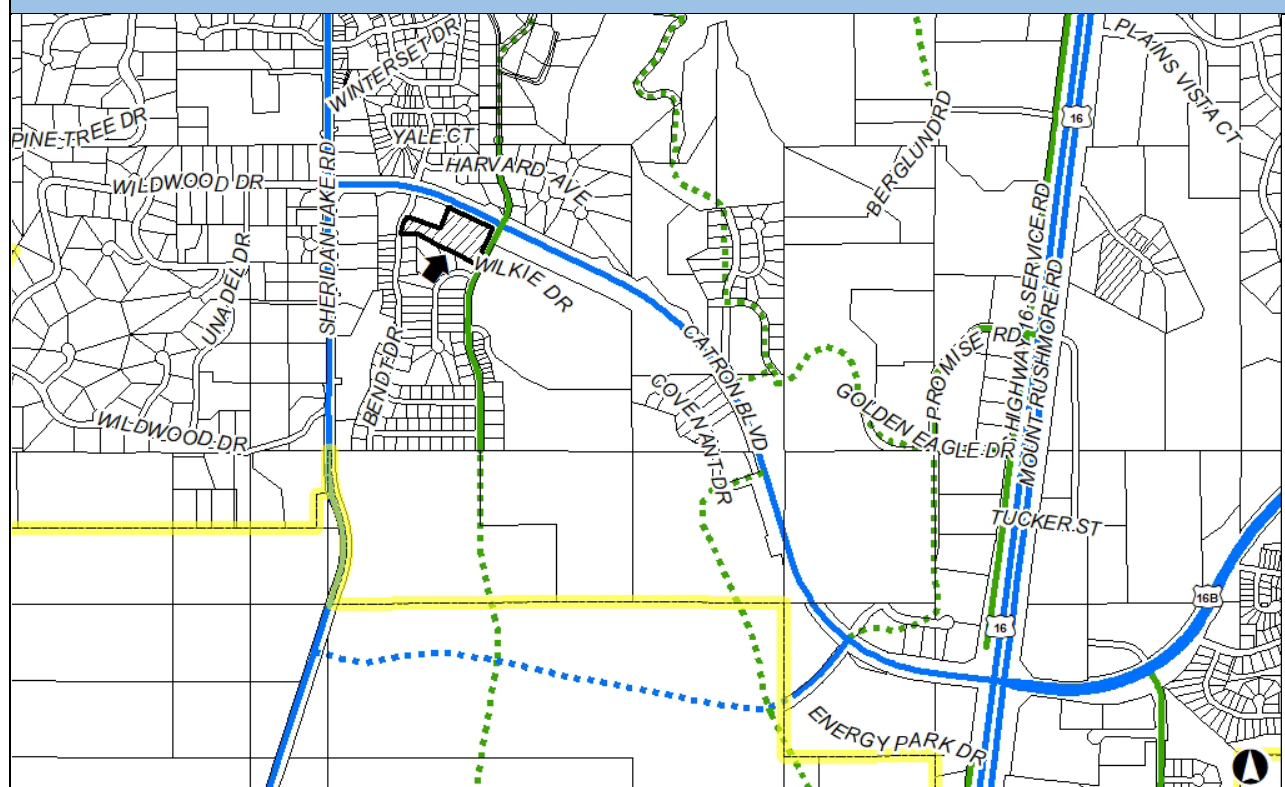
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan







- Subject Property
- Rapid City Limits
- Collector
- Principal arterial
- Proposed collector
- Proposed principal arterial

| Relevant Case History | | | |
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| Case/File# | Date | Request | Action |
| 15PD014 | 05/21/2015 | Final Planned Development Overlay to allow a pet store | PC approved |
| Relevant Zoning District Regulations | | | |
| General Commercial District | | Required | Proposed |
| Lot Area | | N/A | 4.33 acres |
| Lot Width | | N/A | Approximately 790 feet |
| Maximum Building Heights | | N/A | 89 feet |
| Maximum Density | | 75% | 10 % |
| Minimum Building Setback: | | | |
| • Front | | 25 feet | |
| • Rear | | "0" feet | 155.333 feet |
| • Side | | "0" feet | 20.5 feet (north)/ 92.8333 feet (south) |
| • Street Side | | 25 feet | N/A |
| Minimum Landscape Requirements: | | | |
| • # of landscape points | | | |
| • # of landscape islands | | 0 | 0 |
| Minimum Parking Requirements: | | | |
| • # of parking spaces | | | |
| • # of ADA spaces | | 1 | 1 van accessible |
| Signage | | Two square feet for every linear square foot of frontage | Only requesting signage as required by FCC |
| Fencing | | 8 feet | None proposed |

| Planning Commission Criteria and Findings for Approval or Denial | |
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| Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Planned Development Overlay: | |
| Criteria | Findings |
| 1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography: | The property is zoned General Commercial District with a Planned Development Overlay. The property is approximately 4.33 acres in size. A cellular communication tower is identified as a conditional use in the General Commercial District requiring a Major Amendment to the Planned Development. The property is hilly and has a considerable downward slope east to west. |
| 2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship: | As previously noted, a cellular communications tower is a conditional use in the General Commercial District. The applicant is not requesting any Exceptions as a part of the development of the site. The application of the regulations does not create a practical difficulty or undue hardship. |
| 3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations: | As previously noted, the applicant is not requesting any Exceptions as a part of this application. |
| 4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed: | The property is zoned General Commercial District with a Planned Development Overlay. A cellular communications tower is a conditional use in the district requiring a Major Amendment to the Planned Development Overlay. |
| 5. Any adverse impacts will be reasonably mitigated: | The applicant is proposing a monopole design and coating the tower and attached appurtenances with beige paint to |

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| | minimize the visual impact of the facility. The proposed equipment building is being constructed with brick to coordinate with the character of the neighborhood. In addition, an opaque screening fence is being provided around the tower and equipment building to create a secured facility. The applicant has also submitted photo simulations demonstrating that the proposed tower will have a minimal visual impact on the Catron Boulevard/ Sheridan Lake Road corridors. |
| 6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified: | As previously noted, the applicant is not requesting any Exceptions as a part of this application. |

| Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial |
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| 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 | |
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|  | A Balanced Pattern of Growth |
| BFG-1.2D | Public Infrastructure Coordination: The goal is to target and coordinate infrastructure improvements with desired infill, reinvestment and redevelopment areas to encourage and stimulate development. Currently, there is a significant lack of cellular coverage within this area of our community. Providing the facility as proposed will, in part, help address this issue which in turn promotes additional development of the area. |
|  | A Vibrant, Livable Community |
| LC-1.1D | Connected Amenities: The goal is to ensure that there is the availability of all private and public infrastructure to all areas of our community. Providing a communication facility at this location will allow residents and businesses in the area to receive cellular coverage similar to other areas of the City. |
|  | A Safe, Healthy, Inclusive, and Skilled Community |
| SHIS-1.1A | Levels of Service: The goal is to ensure the appropriate levels of service and response times for police fire and emergency medical services throughout our community. The proposed tower will be designed to allow co-location. The applicant has indicated that they will coordinate with Emergency Services to provide tower space for local safety radio equipment. |
|  | 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

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| GOV-2.1A | Public Input Opportunities: The proposed Major Amendment to a Planned Development Overlay requires that public notice be advertised 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. |
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter

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| Future Land Use Plan Designation(s): | Mixed Use Commercial |
| Design Standards: | |
| N/A | |

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

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| Neighborhood: | US Hwy 16 Neighborhood |
| Neighborhood Goal/Policy: | |
| N/A | The subject property is located adjacent to a Community Activity Center which supports a mix of residential and employment growth in the area. As the area continues to grow, additional cellular capacity is needed. |

Findings

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| Staff has reviewed the Major Amendment to the Planned Development to allow a cellular communications tower pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed cellular communications tower provides a service to support the continued growth of residential and employment opportunities adjacent to an established and growing Community Activity Center. | |
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Planning Commission Recommendation and Stipulations of Approval

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| Staff recommends that the Major Amendment to the Planned Development be approved with the following stipulations: | |
| 1. | The Major Amendment to the Planned Development shall allow for an 80-foot tall cellular communications tower with a 9-foot high lightning rod designed for co-location with an associated fenced equipment pad area. Tower space shall be provided for local safety radio equipment. 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 Planned Development. |
| 2. | Prior to submittal of a building permit, the site plan shall be revised to provide one additional parking space or the ADA parking space shall be constructed as a standard parking space since ADA parking is not required for a utility site; and, |
| 3. | No signage shall be allowed on the tower. All other signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Major Amendment to the Planned Development Overlay. The addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs. |