



Rapid City Planning Commission

Conditional Use Permit Project Report

June 9, 2016

Item #7
Applicant Request(s)
Case # 16UR015 – Conditional Use Permit to allow a 100 foot monopole tower and associated Verizon Wireless outdoor equipment cabinets
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 100 foot monopole tower and associated Verizon Wireless outdoor equipment cabinets on property zoned Public District. In particular, the applicant is proposing to construct a 100 foot high monopole cellular communication tower with a five foot high lightning rod. The site plan identifies outdoor equipment pads, an eight foot high fence, and landscaping. The site is the location of the Rapid City landfill, community corrections, and Army National Guard. The applicant has stated that the proposed cellular communication tower will address capacity issues in the area.

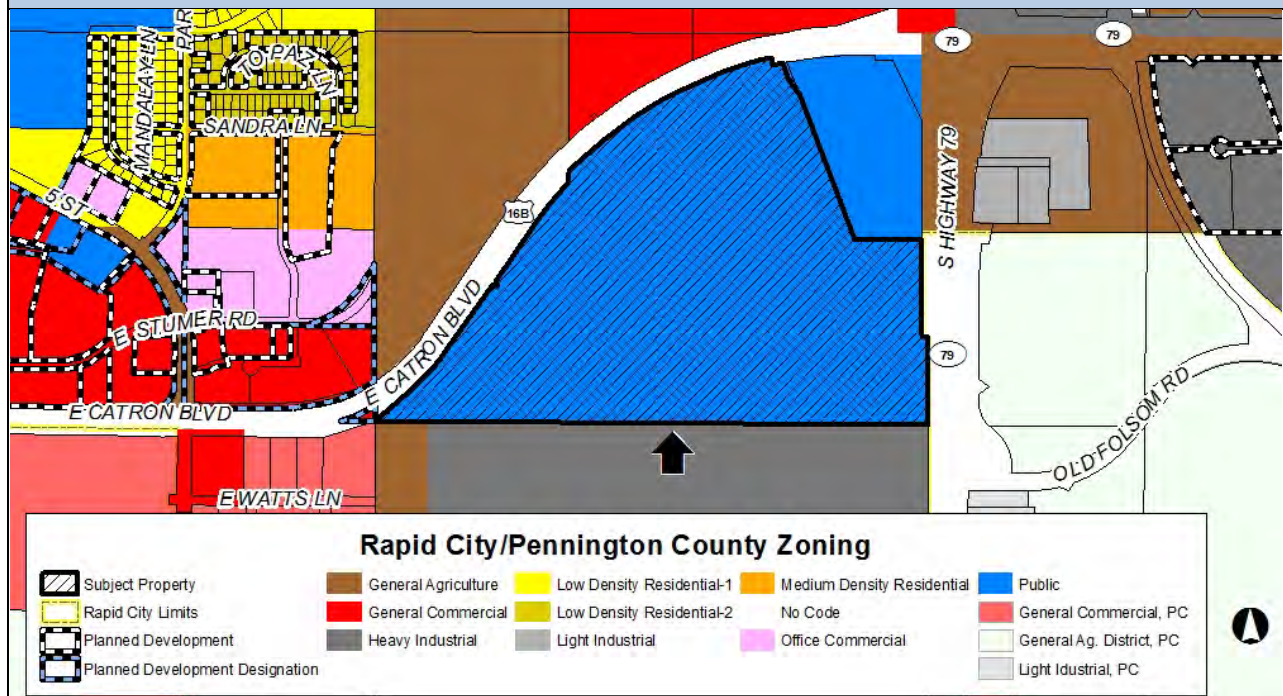
Applicant Information	Development Review Team Contacts
Applicant: SBA Communications and Verizon Wireless	Planner: Fletcher Lacock
Property Owner: City of Rapid City	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A.	School District: N/A
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 2,300 feet north of the intersection of 5 th Street and East Catron Boulevard
Neighborhood	South Robbinsdale
Subdivision	Section 19, T1N, R8E
Land Area	133.54 acres
Existing Buildings	City landfill – Community Corrections Services – Army National Guard
Topography	Relatively flat in location of proposed tower / hill to the north, south, and east
Access	East Catron Boulevard
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	Public	P/QP – Entrance Corridor	Rapid City landfill / National Guard / Community Corrections
Adjacent North	GC and GA	MUC and EC – Entrance Corridor	Void of structural development
Adjacent South	HI and GA	P/QP	Rapid City landfill
Adjacent East	LI / Public / County-GA	P/QP and LI – Entrance Corridor	Driver's license exam station
Adjacent West	GA	EC – Entrance Corridor	Void of structural development

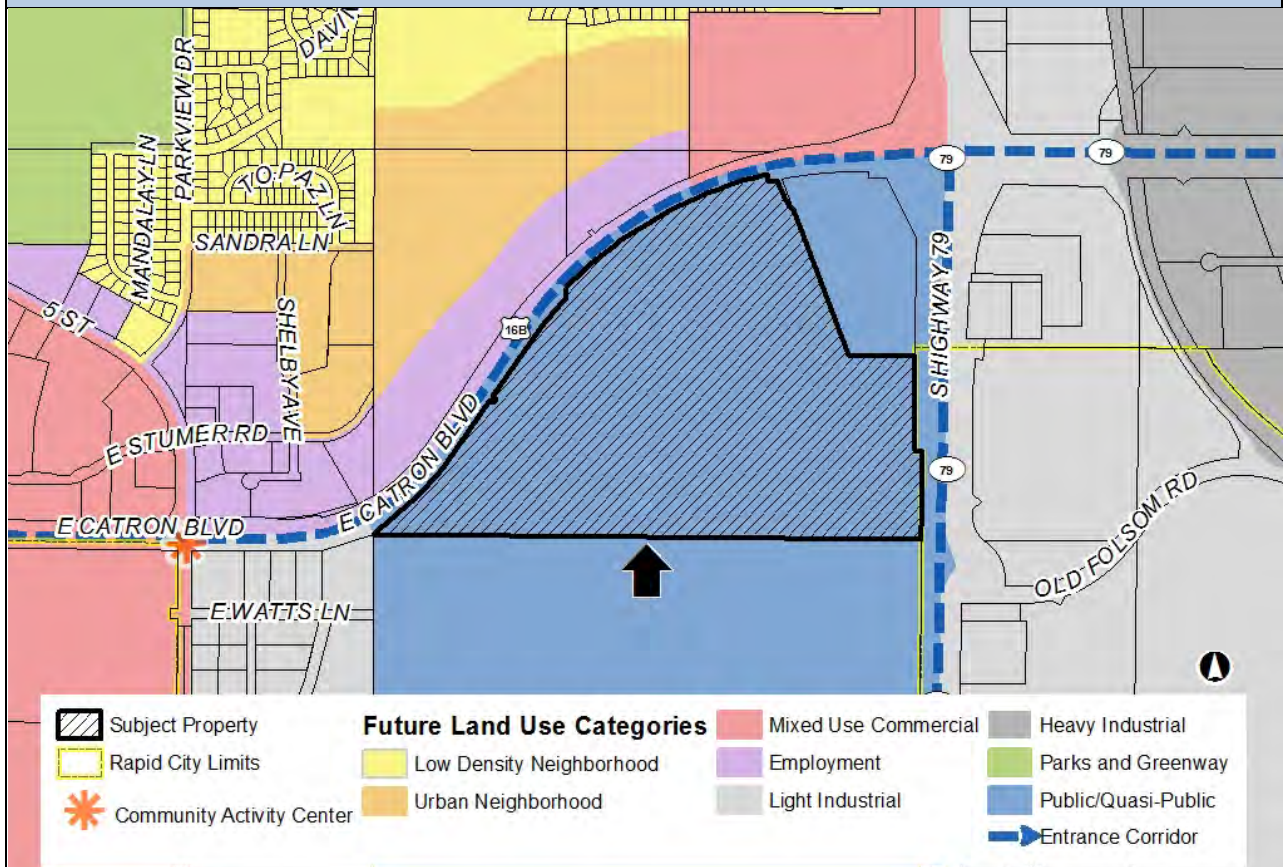
Zoning Map



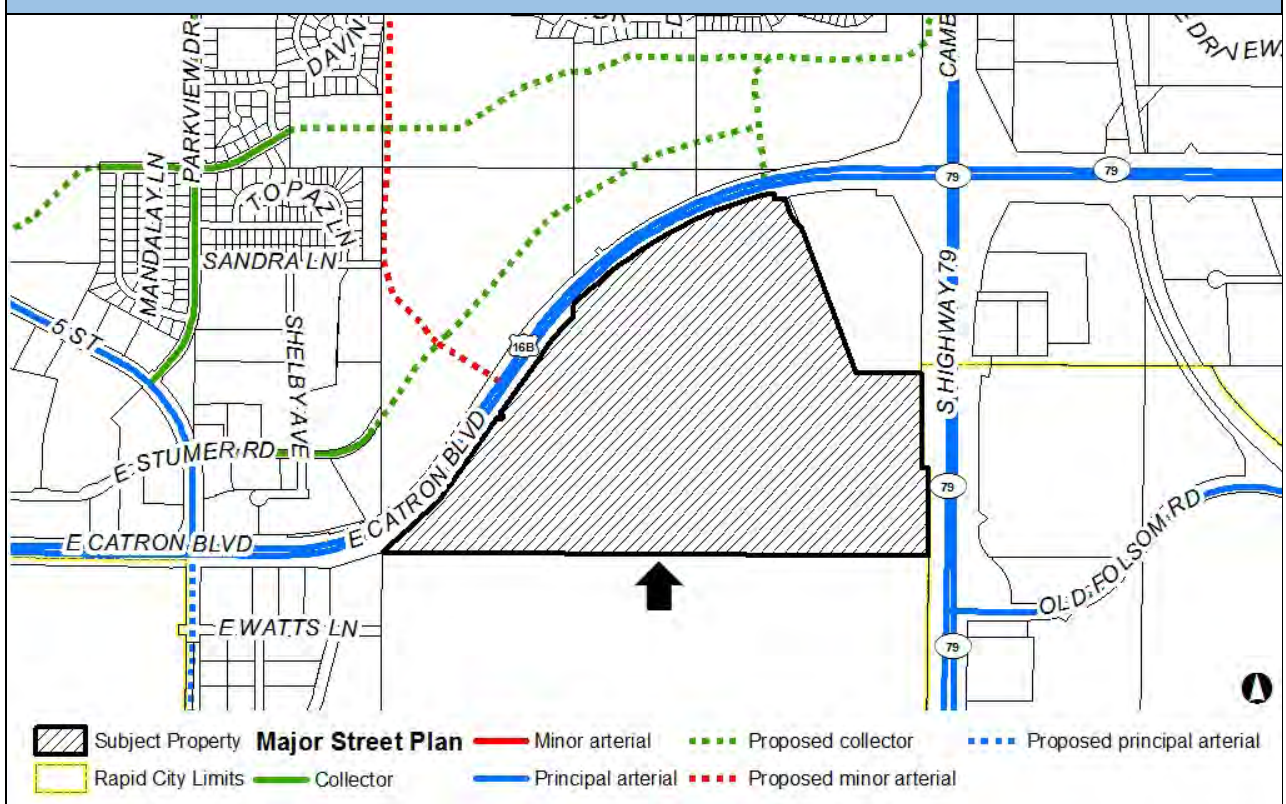
Existing Land Uses



Comprehensive Plan Future Land Use







Parks or Transportation Plan






Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Public District	Required	Proposed	
Lot Area	N/A	133.54 acres	
Lot Frontage	N/A	Approximately 5,100 feet	
Maximum Building Heights	Communication towers are exempt	105 feet	
Maximum Density	50%	Approximately 3%	
Minimum Building Setback:			
• Front	25 feet	95 feet	
• Rear	25 feet	2,100 feet	
• Side	25 feet	1,160 feet	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	10,000	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	2	2	
• # of ADA spaces	1	1	
Signage	Two square feet for every linear square foot of frontage	No new signage proposed	
Fencing	8 feet	Seven foot high chain-link fence with one foot of barbed wire	

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 east of the intersection of 5 th Street and East Catron Boulevard. The property is the location of the Rapid City landfill, community corrections, and Army National Guard. The applicant is proposing to construct a 100 foot high monopole communication tower on the west side of the property.
2. The location, character and design of adjacent buildings:	Property to the north is currently void of structural development. Property to the south is developed with Rapid City landfill. Property to the east is developed with the driver's license exam station. Property to the west is currently void of structural development.
3. Proposed fencing, screening and landscaping:	The applicant is proposing to construct a seven foot high chain-link fence with one foot of barbed wire. In addition, the applicant is proposing to plant 20 trees around the perimeter of the fenced tower.
4. Proposed vegetation, topography and natural drainage:	The applicant should be aware that upon submittal of a Building Permit, plans signed and sealed by a Professional Engineer must be submitted for review and approval for all retaining walls over four feet in height. In addition, a revised grading plan must be submitted with the Building Permit to allow for a maximum 2% slope in the area of the handicap accessible parking space. The applicant must also submit a revised erosion and

	sediment control plan with the Building Permit to include temporary vehicle tracking control/rock construction entrance.
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 to the proposed communication tower is from an existing curb cut off of East Catron Boulevard.
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 Rapid City water and sewer.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned Public District. A cellular communication tower is identified as a conditional use in the district.
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
	N/A
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
TI-2.1A	Major Street Plan Integration: East Catron Boulevard is identified as a

	Principal Arterial Street on the City's Major Street Plan. An existing curb cut will be used to access the location of the proposed communication tower.
	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):	Public / Quasi-Public – Entrance Corridor
Design Standards:	
N/A	The property is located along East Catron Boulevard which is identified as a Principal Arterial Street on the City's Major Street Plan. In addition, East Catron Boulevard is identified as an Entrance Corridor. The property is the location of the Rapid City landfill and the proposed tower is a suitable use on the property.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	South Robbinsdale
Neighborhood Goal/Policy:	
N/A	The property is the location of the Rapid City landfill. The adopted Comprehensive Plan recommends that non-residential development occur adjacent to the landfill.

Findings	
Staff has reviewed the Conditional Use Permit to allow a 100 foot monopole tower and associated Verizon Wireless outdoor equipment cabinets pursuant to Chapter 17.46, and Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The property is zoned Public District and is the location of the Rapid City landfill. The proposed use is a conditional use in the Public District and is compatible with the existing landfill. The applicant has stated that the proposed cellular communication tower will provide increased capacity for this area of the City.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Conditional Use Permit to allow a 100 foot monopole tower and associated Verizon Wireless outdoor equipment cabinets be approved with the following stipulation:	
1.	Upon submittal of a Building Permit, plans signed and sealed by a Professional Engineer shall be submitted for review and approval for all retaining walls over four feet in height;
2.	Upon submittal of a Building Permit, a revised grading plan shall be submitted to allow for a maximum 2% slope in the area of the handicap accessible parking space;
3.	Upon submittal of a Building Permit, a revised erosion and sediment control plan shall be submitted to include temporary vehicle tracking control/rock construction entrance;

	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. Changes to the proposed tower or equipment pad(s) that do not meet the criteria of Chapter 17.54.030(I) of the Rapid City Municipal Code shall require a Major Amendment. Permitted uses within the Public 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.