

STAFF REPORT

January 4, 2001

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**PLAT #00PL121 - Preliminary and Final Plat**

**ITEM 22**

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GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Mayer Radio
REQUEST	<b>PLAT #00PL121 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Tract B and easement located in the NE1/4 of the SW1/4 of Section 23, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.5 Acres
LOCATION	Approximately 1/2 mile north of Laurel Heights Subdivision
EXISTING ZONING	County- General Agriculture District
SURROUNDING ZONING	
North:	County- General Agriculture District
South:	County- General Agriculture District
East:	County- General Agriculture District
West:	County- General Agriculture District
PUBLIC UTILITIES	NA
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the January 25, Planning Commission meeting to allow the applicant time to submit a Subdivision Variance and either a rezoning request or lot size variance request through Pennington County.

GENERAL COMMENTS: Mayor Radio is proposing to locate a communication tower on a 1.5 acre parcel. They are currently requesting a Conditional Use Permit through Pennington County to locate the tower on the subject property. Mayor Radio provides radio service to western South Dakota. The property is located approximately three quarters of mile west of the terminus of Mall Drive.

In 1999, a similar request was heard to subdivide a two acre parcel out of a 45 acre parcel just to the south of the subject property. As part of that request, a Subdivision Variance was granted waiving all the improvement requirements for the access to the property. A similar Subdivision Variance would need to be granted before this property could be subdivided. Also, the property is currently zoned General Agriculture District by Pennington County. The minimum lot size in the Pennington County General Agriculture District is forty acres. The proposed lot would either have to be rezoned to Suburban Residential District or a lot size

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variance would need to be obtained from Pennington County. Either request would need to be effective before a Final Plat could be approved.