

STAFF REPORT
May 26, 2005

No. 05VR004 - Vacation of Section Line Highway

ITEM 51

GENERAL INFORMATION:

PETITIONER	Scott Landguth for Pete Lien and Sons
REQUEST	No. 05VR004 - Vacation of Section Line Highway
EXISTING LEGAL DESCRIPTION	The west 857.64 feet of Section Line Highway lying between the SW1/4SE1/4 of Section 17, T2N, R7E and the NW1/4NE1/4 of Section 20, T2N, R7E, all lying in BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 13.95 acres
LOCATION	at the northwest corner of Universal Drive and North Highway 79
EXISTING ZONING	Heavy Industrial District and General Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	General Commercial District (Pennington County)
South:	Heavy Industrial District (Pennington County)
East:	Low Density Residential District - General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Private water and wastewater
DATE OF APPLICATION	4/28/2005
REVIEWED BY	Vicki L. Fisher / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Vacation of Section Line Highway be continued to the June 9, 2005 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Vacation of Section Line Highway request to vacate the western 857 feet of the section line highway located along the south lot line of the subject property. In addition, the applicant has submitted a Preliminary Plat of the subject property to reconfigure the three lots. The applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along S.D. Highway 79 and to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along the balance of the section line highway located along the south lot line of the subject property. (See companion items 05PL072 and 05SV027.)

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The subject property is located in the northwest corner of the intersection of Universal Drive and S.D. Highway 79. The property was the previous site of the grey hound dog racing track. Currently, a portion of the facility is still located on the property.

STAFF REVIEW:

On May 18, 2005, the applicant requested that this item be continued to the June 9, 2005 Planning Commission meeting. As such, staff is recommending that the Variance to the Subdivision Regulations be continued as requested.