

STAFF REPORT

January 25, 2001

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

**ITEM 10**

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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 February 5, 2001 Planning Commission meeting.

GENERAL COMMENTS: **The applicant has submitted a Subdivision Variance to eliminate all required subdivision improvements for access. A County Zoning Variance has been submitted to request that the minimum lot size be reduced from 40-acres to 1.5-acres. The Subdivision Variance will be heard at the Planning Commission's February 5, 2001 meeting. The Pennington County Zoning Board of Adjustments will consider the lot size variance at their February 6, 2001 meeting.**

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

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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 variance would need to be obtained from Pennington County. Both requests must be effective before a Final Plat can be approved.