Legal Description:

A parcel of land located in the West One-Half (W ½) of Section Twenty-Nine (29) in Township Two North (T2N), Range Seven East (R7E) of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning on the east-west ¼ section line at the point where the westerly right-of-way line of City Springs Road intersects and coincident with the northwest corner of Lot H1 of the NE ¼ NE ¼ SW ¼ of said Section 29, T2N, R7E, BHM, Rapid City, South Dakota as shown on the plat filed on September 28, 2010 and recorded in Book 12 of Highway Plate on Page 36, said point being marked by a rebar with survey cap “LS 6119”; thence, southerly on the westerly line of City Springs Road right-of-way and also on the westerly line of said Lot H1 of the NE ¼ NE ¼ SW ¼ of Section 29, T2N, R7E, BHM, Rapid City, South Dakota, South 1 degree 56 minutes 22 seconds East a distance of 106.14 feet more or less to a point marked b a rebar with survey cap “LS 6119”; thence, continuing southerly on the westerly line of City Springs Road right-of-way and also on the westerly line of said Lot H1 of the NE ¼ NE ¼ SW ¼ of Section 29, T2N, R7E, BHM, Rapid City, South Dakota South 00 degrees 00 minutes 23 seconds West a distance of 103.89 feet more or less to a point marked by a rebar with survey cap “RW FISK 6565”; thence, South 89 degrees 52 minutes 04 seconds West a distance of 25.00 feet more or less to a point marked by a rebar with survey cap “RW FISK 6565”; thence, North 0 degrees 00 minutes 23 seconds West a distance of 20.00 feet more or less to a point marked by a rebar with survey cap “RW FISK 6565”; thence, North 0 degrees 00 minutes 23 seconds West a distance of 63.97 feet more or less to a point marked by a rebar with survey cap “RW FISK 6565”; thence, North 31 degrees 54 minutes 23 seconds West a distance of 50.00 feet more or less to a point on the previously said east-west ¼ section line, said point marked by a rebar with survey cap “RW FISK 6565”; thence, westerly on the said east-west ¼ section line, South 89 degrees 52 minutes 04 seconds West a distance of 210.00 feet more or less to a point marked by a rebar with survey cap “RW FISK 6565”; thence, South 17 degrees 53 minutes 53 seconds West a distance of 199.79 feet more or less to a point marked by a rebar with survey cap “RW FISK 6565”; thence, South 89 degrees 52 minutes 04 seconds West a distance of 205.10 feet more or less to a point marked by a rebar with survey cap “RW FISK 6565”; thence, North 3 degrees 19 minutes 53 seconds East a distance of 190.32 feet to a point on the previously described east-west ¼ section, said point marked by a rebar with survey cap “RW FISK 6565”; thence, North 19 degrees 54 minutes 14 seconds East a distance of 9.23 feet more or less to a point marked by a rebar with survey cap “RW FISK 6565”; thence, North 64 degrees 21 minutes 32 seconds East a distance of 41.64 feet more or less to a point marked by a rebar with survey cap “RW FISK 6565”; thence, North 74 degrees 18 minutes 41 seconds East a distance of 75.62 feet more or less to a point marked by a rebar with survey cap “RW FISK 6565”; thence, South 87 degrees 31 minutes 33 seconds East a distance of 21.31 feet more or less to a point marked by a rebar with survey cap “RW FISK 6565”; thence, South 45 degrees 47 minutes 36 seconds East a distance of 29.92 feet more or less to a point marked by a rebar with survey cap “RW FISK 6565”; thence, North 89 degrees 52 minutes 04 seconds East a distance of 99.16 feet more or less to a point marked by a rebar with survey cap “RW FISK 6565”; thence, North 89 degrees 52 minutes 04 seconds East a distance of 260.06
feet more or less to a point on the westerly line of said City Springs Road right-of-way, said point marked by a rebar with survey cap “RW FISK 6565”; thence, southerly and on the westerly line of said City Springs Road right-of-way, South 00 degrees 00 minutes 05 seconds East a distance of 25.00 feet more or less to the point of beginning.
May 24, 2016

Vicki Fisher – Planning Manager
Community Planning & Development Services
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Initial and Final Planned Development
Cemetery in a General Agricultural Zoning District
1851 and 2101 City Springs Road

Vicki:

On behalf of the Benedictine Convent of St. Martins and the Diocese of Rapid City we are submitting the attached request for Initial and Final Planned Development to allow for existing and proposed expanded use of a cemetery in a General Agricultural zoning district.

The existing cemetery is located between the current convent at 1851 City Springs Road and the Terra Sancta Retreat Center located at 2101 City Springs Road. According to convent and church records the cemetery has been in existence and use since 1961.

The cemetery was, and is, for the private use of the church and the Sisters of the Convent. No general public use has been permitted or is intended. The cemetery is located on convent and diocese property and is maintained by those entities. Vehicular and maintenance access to the cemetery is by an existing gravel drive. The average number of funerals per year has been between 1 and 2 so there is very limited use.

The Convent and the Diocese are planning for future needs of the cemetery and would like to bring the use into compliance with the current Rapid City zoning ordinance.

The request includes the following conditions:

1. The cemetery is for the private use of the convent and diocese only.
2. There is no existing or proposed signage for the cemetery. There is no intent or desire to draw public attention to this private use.
3. There is no existing or proposed fencing.
4. There is no existing or proposed lighting.
5. Access to the cemetery is by an existing gravel drive and we are requesting that pavement requirements be waived.
6. There is currently no specified parking area at the cemetery and no parking requirements per the zoning ordinance for cemetery use. In order to make provisions for this minimal use we are proposing to provide 5 parking spaces and a limited turnaround. We are requesting that pavement requirements for the parking and turnaround be waived in lieu of gravel surfacing.

7. We are requesting provisions to allow for a potential/optional future maintenance shed in lieu of proposed Lots 11 – 14 as preferred or deemed appropriate.

8. We are requesting that any additional landscaping requirements be waived in lieu of the existing site landscaping shown on the site plan and the surrounding forested area.

Based on the history of the private and limited use of the cemetery it is our sincere hope that staff will be able to provide a recommendation of support and approval for the requested Planned Development to bring this use into conformance.

If you should have any questions please do not hesitate to call and as always your time and consideration is greatly appreciated.

Sincerely
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

[Signature]
Janelle L. Finck
President

jif
encl

RECEIVED
MAY 27, 2016
Rapid City Community Planning & Development Services