

STAFF REPORT

April 26, 2001

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**No. 01PD015 - Planned Light Industrial Development - Initial and Final Development Plan**

**ITEM 25**

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GENERAL INFORMATION:

PETITIONER	Richard E. Huffman for Bill Gikling and Ken Lipp
REQUEST	<b>No. 01PD015 - Planned Light Industrial Development - Initial and Final Development Plan</b>
LEGAL DESCRIPTION	Lots 10A, 10B and 10C of GLM Subdivision, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.295 Acres
LOCATION	3110 Eglin Street
EXISTING ZONING	Heavy Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Heavy Industrial District
East:	Heavy Industrial District
West:	Heavy Industrial District
PUBLIC UTILITIES	City Water
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Planned Light Industrial Development - Initial and Final Development Plan be continued to the May 10, 2001 Planning Commission meeting.

GENERAL COMMENTS: The applicant has submitted this request in association with a Comprehensive Plan amendment, a rezoning request, and a Preliminary and Final Plat for the subject property. The property is located on Eglin Street just south of Interstate 90 and west of the Elk Vale interchange. Currently there are three buildings located on the property. The applicant is proposing to subdivide the property into three lots. The property is currently zoned Heavy Industrial Zoning District which requires a minimum lot size of one acre. Two of the three proposed lots do not meet the minimum lot size. Also, the minimum side yard setback requirement for this district is twenty-five feet. Two of the existing buildings would not meet this requirement due to the location of the proposed lot line.

The City denied without prejudice a plat for the subject property in December of 2000. The reason for the denial was the lack of compliance with the Heavy Industrial Zoning District standards. Staff had also identified issues with drainage and the adequacy of the existing septic systems. The applicant has supplied some of the information but not enough detail to

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allow a full review of the request at this time. Staff is recommending that the request be continued to the May 10, 2001 Planning Commission meeting to allow the applicant additional time to submit the additional information.