

# STAFF REPORT

April 26, 2001

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**No. 01PL025 - Preliminary and Final Plat**

**ITEM 26**

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GENERAL INFORMATION:

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| PETITIONER         | Richard E. Huffman for Bill Gikling and Ken Lipp   |
| REQUEST            | <b>No. 01PL025 - Preliminary and Final Plat</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 Preliminary and Final Plat 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 Initial and Final Development Plan for a Planned Light Industrial Development 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 with 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 allow a full of review the request. 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 required information.