

STAFF REPORT

May 24, 2001

No. 01PD015 - Planned Light Industrial Development - Initial and Final Development Plan ITEM 9

- allowed;
7. All uses as identified in Section 17.22.030 of the Rapid City Municipal Code shall require a Major Amendment to the Planned Light Industrial Development;
 8. A fourteen foot setback shall be allowed along the north property line and an eight foot setback shall be allowed on the south property line for the existing building located on Lot 10B;
 9. A seventeen foot setback shall be allowed along the north property line for the existing building located on Lot 10A; and,
 10. Any expansion of any of the building will require a Major Amendment to the Planned Light Industrial Development.

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 do 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 including the minimum lot size. Staff had also identified issues with drainage and the adequacy of the existing septic systems.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

Setbacks - In the review of the proposed lot configuration, Staff notes that the building on proposed Lots 10A and 10B do not meet the minimum setbacks of the Light Industrial Zoning District. The building on Lot 10B was built with a setback violation. The building is located fourteen feet from the north property line and is not changed with this request. The minimum setback from all property lines in both the Light Industrial or Heavy Industrial Zoning Districts is twenty five feet. Also, the proposed common lot line between Lots 10A and 10B would create a setback to the existing buildings that does not meet the minimum standards. Staff is recommending that through the Planned Light Industrial Development exceptions to the setback requirements be granted. The buildings are existing and the setbacks will not have a significant health and safety impact at this point in time.

Uniform Building Coded - As noted previously, the proposed lot line for Lots 10A and 10B will reduce the distance between the building and the lot line. Since no previous lot line was located here, the buildings were not required to have a fire wall. With the proposed lot line, the Uniform Building Code requires the applicant to provide a fire wall on the north wall for the building located on Lot 10A and the south wall for the building located on Lot 10B. The applicant will need to sheet rock the interior of these walls to meet this requirement.