

## STAFF REPORT

November 9, 2000

---

**PLAT #00PL080 - Lot Split**

**ITEM 3**

---

GENERAL INFORMATION:

PETITIONER	Fisk Engineering for John and Elaine Kunze
REQUEST	<b>PLAT #00PL080 - Lot Split</b>
LEGAL DESCRIPTION	Lots 1 and 2 of Kunze Subdivision located in (and formerly all of) Lot G of Lot 2 of the SE1/4 SW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.45 Acres
LOCATION	At the intersection of East Saint Charles Street and Creek Drive
EXISTING ZONING	Light Industrial District-Flood Hazard District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Flood Hazard District
West:	General Commercial District-Light Industrial District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Lot Split be **denied without prejudice at the request of the petitioner.**

GENERAL COMMENTS: **This Staff Report has been revised as of October 31, 2000. New or revised text is shown in bold print. This Lot Split was continued by the Planning Commission at the September 21st, and October 5th and 26th, 2000 Planning Commission meetings at the request of the petitioner.** This Lot Split **had** been submitted to subdivide an existing 4.3 acre parcel of land into two new lots. The subject property is zoned Light Industrial.

STAFF REVIEW: **The petitioner's agent contacted Staff on October 31, 2000 and requested that this plat be denied without prejudice.**