

STAFF REPORT

April 26, 2001

No. 01RZ012 - Rezoning from Heavy Industrial District to Light Industrial District **ITEM 27**

GENERAL INFORMATION:

PETITIONER	Richard E. Huffman for Bill Gikling and Ken Lipp
REQUEST	No. 01RZ012 - Rezoning from Heavy Industrial District to Light Industrial District
LEGAL DESCRIPTION	Lot 10 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 rezoning from Heavy Industrial District to Light Industrial District 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, Initial and Final Development Plan for a Planned Light Industrial Development, 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 based on the proposed lot line location.

Staff identified a number of issues that need to be addressed as part of the associated Planned Light Industrial Development and Preliminary and Final Plat. Until those items are addressed, Staff recommends that the rezoning request be continued.