

STAFF REPORT

November 22, 2000

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**PLAT #00PL112 - Preliminary and Final Plat**

**ITEM 10**

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GENERAL INFORMATION:

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| PETITIONER         | Ken Lipp   |
| REQUEST            | <b>PLAT #00PL112 - Preliminary and Final Plat</b>  |
| LEGAL DESCRIPTION  | Lot 10A, 10B, and 10C of the GLM Subdivision formerly Lot 10 of the GLM Subdivision, located in the SW1/4 of the SW1/4 of Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE     | Approximately 2.283 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 denied without prejudice.

GENERAL COMMENTS: The applicant is proposing to subdivide a Heavy Industrial zoned property into three lots. 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 proposed subdivision would place each building on a separate lot.

As part of the review of the plat, Staff has identified a number issues regarding this subdivision. These include setbacks, lot size, parking, access, and septic systems. The Heavy Industrial Zoning District regulations require a minimum lot size of one acre. Two of the 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 buildings would not meet this requirement with the proposed lot line. Staff is recommending to deny this request without prejudice to allow the applicant to review alternatives which would allow the applicant to accomplish their goals for this property. An option the applicant has would be to rezone the property to Light Industrial Zoning District with a Planned Light Industrial Development. Through the Planned Light Industrial Development the issues of the setbacks and parking can be reviewed and the Light Industrial Zoning District minimum lot size is 20,000 square feet. If the applicant wishes to rezone the

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property to Light Industrial, a Comprehensive Plan Amendment to the Elk Vale Neighborhood Future Land Use Plan must be obtained. The applicant may wish to discuss the proposed change with the Future Land Use Committee to determine if this is a feasible alternative. The other option for the applicant is to apply for variances to any of the specific requirements that can not be met with this proposed subdivision.