



301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032  
PHONE: 605-743-5872

## Agenda Item Staff Report

Date: March 4, 2025  
To: Mayor and City Council  
From: Chad Huwe

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**Agenda Item:**

**Rezone a portion of the SE1/4 of the SE1/4 of Section 26, Township 100 North, Range 50 West of the 5<sup>th</sup> Principal Meridian (Parcel ID: 270.62.66.4011) from LI Light Industrial to GB General Business.**

Public Hearing: ☒

Consent Agenda: ☐

Business Item: ☒

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**Information:**

- The applicant is Doug Allen with Black Dog LLC.
- This parcel was zoned LI Ligh Industrial in 2018.
- The approved preliminary plan identified this land as being zoned GB General Business.
- The Planning Commission recommends approval (February 11, 2025).

**Attachments:**

Application  
Plat  
Notice of Public Hearing

**Staff Recommendation:**

Set the date of second reading for Tuesday, March 18, 2025.

**ORDINANCE NO. 2025-01**

AN ORDINANCE OF THE CITY OF HARRISBURG, SOUTH DAKOTA, REZONING A PORTION OF THE SE1/4 OF THE SE1/4 OF SECTION 26, TOWNSHIP 100 NORTH, RANGE 50 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN PARCEL ID (270.62.66.4011), CITY OF HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA, FROM LIGHT INDUSTRIAL (LI) TO GENERAL BUSINESS (GB), AND AMENDING THE OFFICAL ZONING MAP OF THE CITY OF HARRISBURG.

BE IT ORDAINED BY THE CITY OF HARRISBURG, SD:

A portion of the SE1/4 of the SE1/4 of Section 26, Township 100 North, Range 50 West of the 5<sup>th</sup> Principal Meridian (Parcel ID: 270.62.66.4011), City of Harrisburg, Lincoln County, SD, per the attached exhibit, is hereby rezoned from Light Industrial (LI) to General Business (GB) and the official zoning map of the City of Harrisburg is amended to include the rezoning.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

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Derick Wenck, Mayor

Attest:

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Deb Harris, Finance Officer

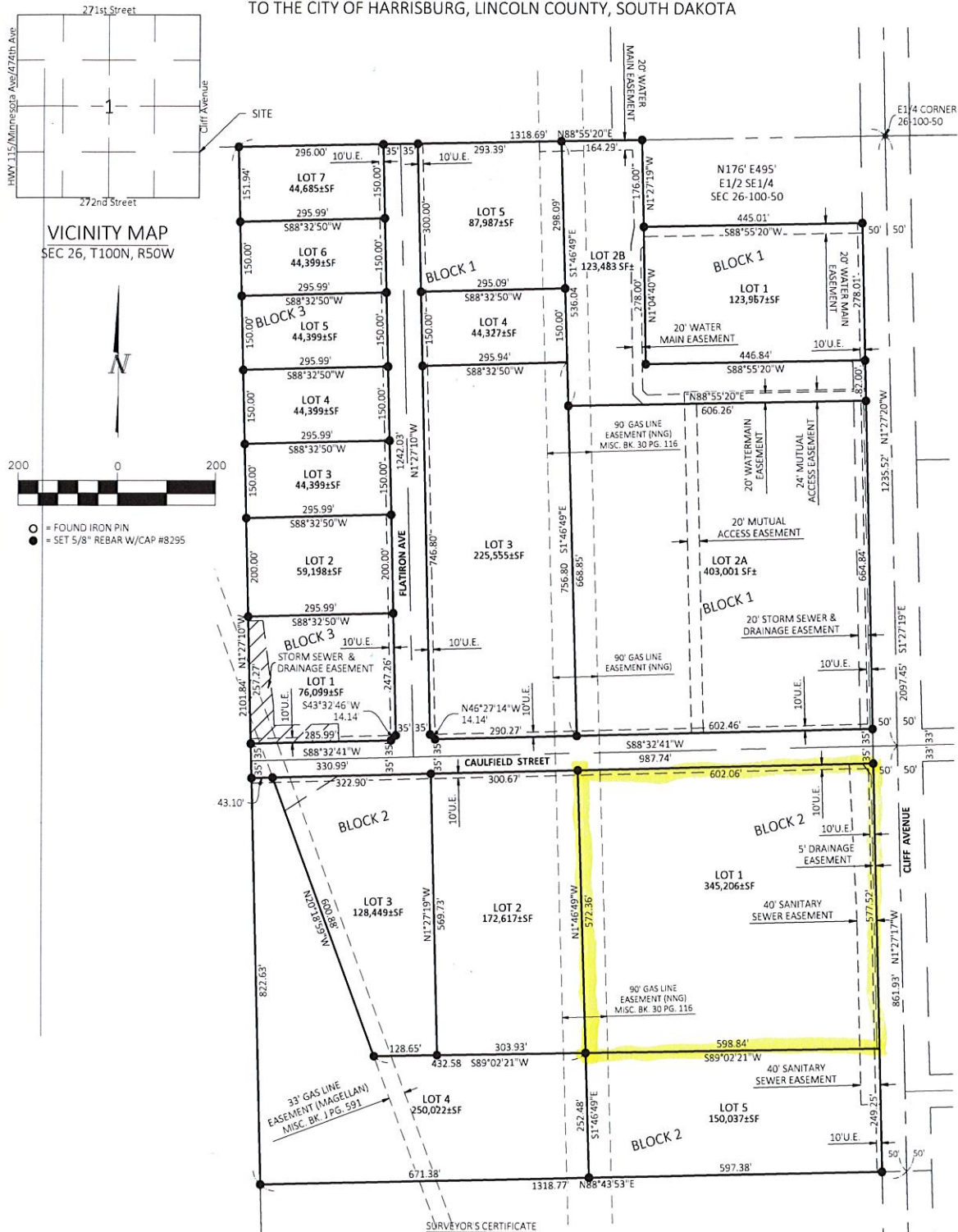
1<sup>st</sup> Reading:

2<sup>nd</sup> Reading:

Publication:

Effective Date:

PLAT OF  
 LOTS 1, 2A, 2B, 3-5, BLOCK 1; LOTS 1-5, BLOCK 2; LOTS  
 1-7, BLOCK 3, FLATIRON CROSSING ADDITION  
 TO THE CITY OF HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA



I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE JULY 31, 2024, SURVEY A PORTION OF EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 100 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 1, 2A, 2B, 3-5, BLOCK 1; LOTS 1-5, BLOCK 2; LOTS 1-7, BLOCK 3, FLATIRON CROSSING ADDITION TO THE CITY OF HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA CONTAINING 59.36± ACRES (INCLUDING 3.98± ACRES OF DEDICATED RIGHT OF WAY).

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

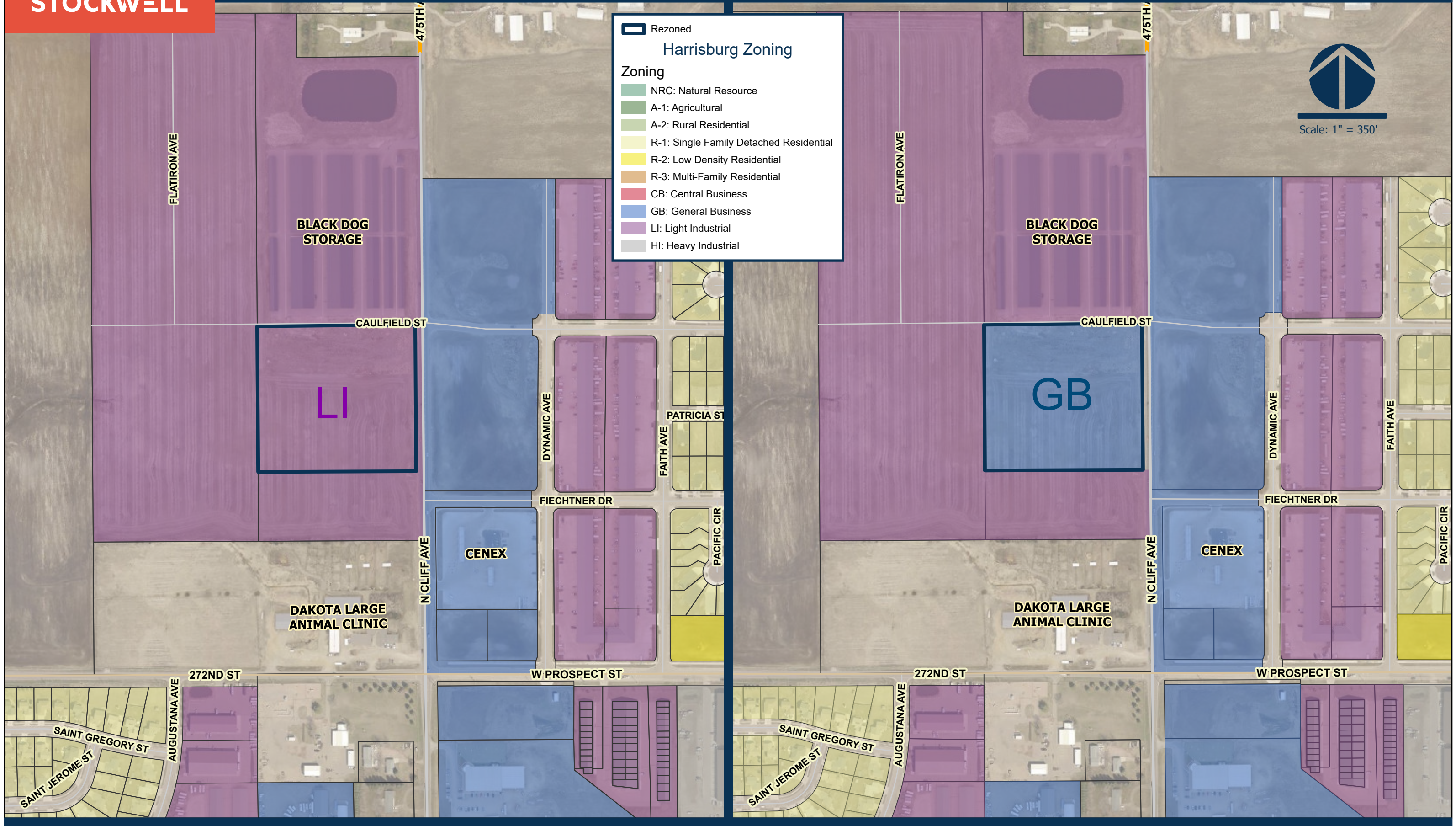
**PLAT FOR ADDRESSING  
 PURPOSES ONLY**

NATHAN L. JIBBEN, RLS 8295

PREPARED BY: JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC.,  
 6810 S. LYNCREST AVE SUITE 101, SIOUX FALLS, SOUTH DAKOTA, 57108 605-367-1036

PAGE 1 OF 3

I:\Civil 3D Projects\20173 - Flatiron Crossing - Allen Homes\Production Drawings\Plats - Created by JSA\dwg\Plat for Addressing Purposes Only.dwg



## Existing Zoning

IN E1/2 E1/2 SE1/4 OF SECTION 26, TOWNSHIP 100N, RANGE 50W

## Proposed Zoning

FUTURE LOT 1, BLOCK 2, FLATIRON CROSSING ADDITION\*



DATE 02/10/2025 SET# 04\_25XXX



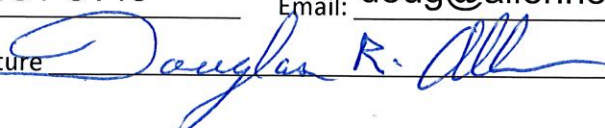


## Zoning Amendment Application

Application Date: 1/16/25  
Property Address: TBD  
Legal Description: Lot 1 in Blk. 2 0 Flatiron Crossing Addition  
Property size (acres): 7.924 ac.  
Current Zoning District: Light Industrial  
Proposed Zoning District: General Business

**Planning and Zoning**  
301 E. Willow Street  
Harrisburg, SD 57032  
[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

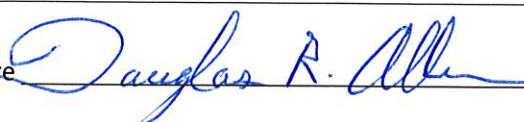
Purpose/Reason for zoning change request: In 2018, prior to developing we zoned the entire 62 ac. tract to Light Industrial at annexation of the property, now that its developed we see the need to refine the Cliff Ave frontage to it's highest and best use.

Applicant Name: Black Dog LLC. Doug Allen  
Mailing Address: 48022 Timber Ridge Pl.  
City/State/Zip: Harrisburg, SD. 57032  
Phone: 605-351-6145 Email: doug@allenhomesd.com  
Applicant Signature  Date 1/16/25

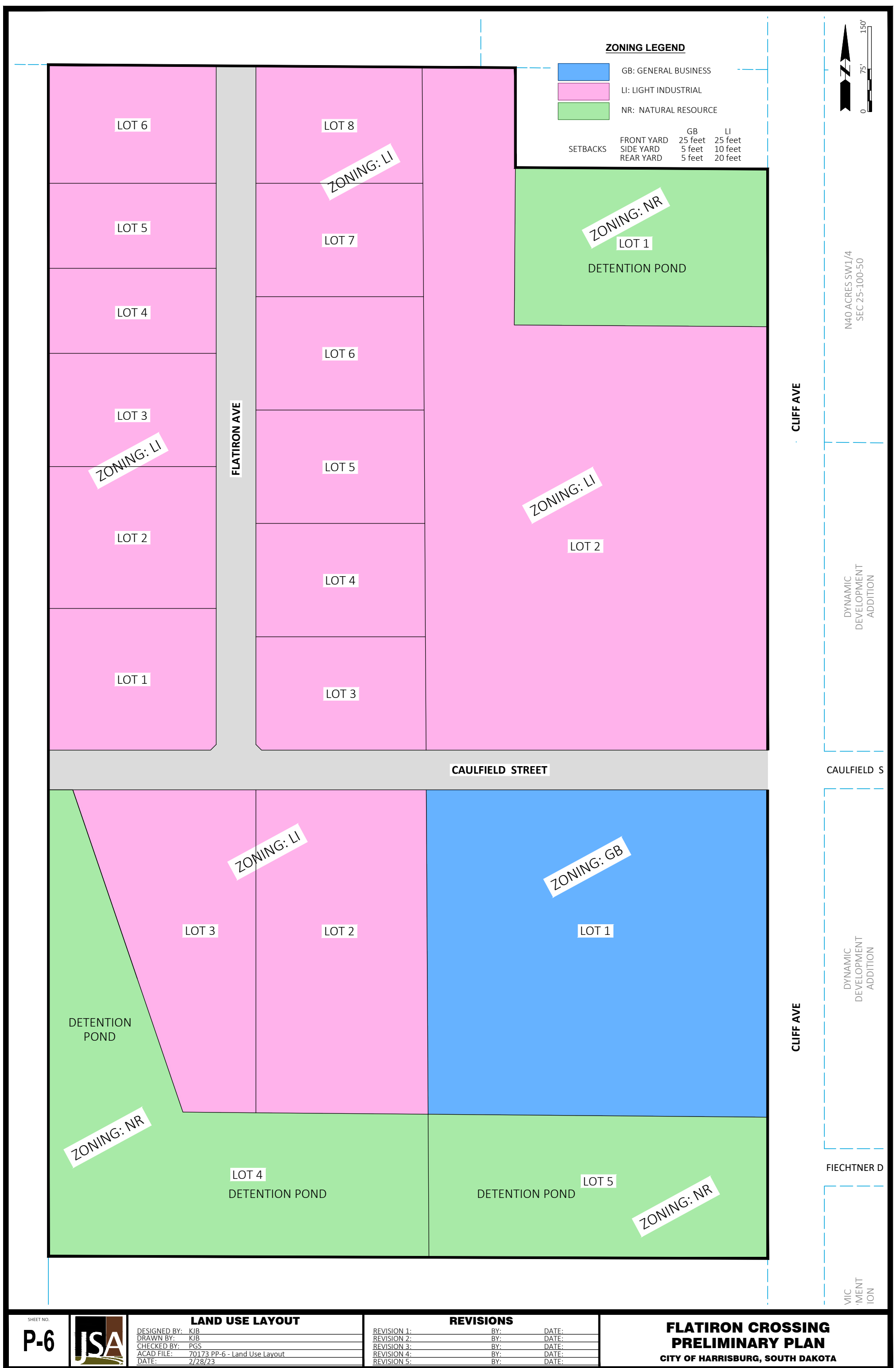
Property Owner: Black Dog LLC. Doug Allen  
Mailing Address: Same as above  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

*I/we hereby petition to change the zoning classification of the property.*

Legal Description: Lot 1 in block 2 of Flatiron Crossing Addition to Harrisburg, Lincoln County, SD.

Property Owner Signature  Date 1/16/25

Please submit completed application, detailed plans, and non-refundable fee payment to:  
City Hall, 301 E. Willow Street, Harrisburg, SD 57032



City of Harrisburg  
Notice of Public Hearing

Notice is hereby given that the Harrisburg City Council will hold a Public Hearing on March 4, 2025 at 6:00 p.m. or shortly thereafter at the Heritage Board Room, 200 E Willow Street, Harrisburg, SD. The hearing is to receive public input on a request for a zoning amendment as follows:

Rezone a portion of the SE1/4 of the SE1/4 of Section 26, Township 100 North, Range 50 West of the 5<sup>th</sup> Principal Meridian (Parcel ID: 270.62.66.4011) from LI Light Industrial to GB General Business.

The City Council invites all interested people to attend and offer their comments. Those unable to attend may submit comments in writing, prior to the hearing, to: Harrisburg Planning & Zoning Administrator, PO Box 26, Harrisburg, SD 57032. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the Planning & Zoning Administrator at (605) 743-5872. Anyone who is deaf, hard-of-hearing, or speech-disabled may use Relay South Dakota at 711 (TTY/Voice). Notification 48 hours prior to the hearing will enable the city to make reasonable arrangements to ensure accessibility to this hearing.

Chad Huwe  
Planning & Zoning Administrator  
City of Harrisburg

Publish February 20, 2025

Published once at the approximate cost of \$ \_\_\_\_\_.