

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY OF HARRISBURG, SD, REZONING LOT 2, BLOCK 3 OF THE FLATIRON CROSSING ADDITION, CITY OF HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA, FROM LIGHT INDUSTRIAL (LI) TO GENERAL BUSINESS (GB), PER THE ATTACHED EXHIBIT, AND AMENDING THE OFFICAL ZONING MAP OF THE CITY OF HARRISBURG.

BE IT ORDAINED BY THE CITY OF HARRISBURG, SD:

Lot 2, Block 3 of the Flatiron Crossing Addition, City of Harrisburg, Lincoln County, South Dakota, is hereby rezoned from Light Industrial (LI) to General Business (GB), per the attached exhibit, and amending the official zoning map of the City of Harrisburg.

Date this 17 day of JUNE, 2025



Attest:

Deb Harris
Deb Harris, Finance Officer

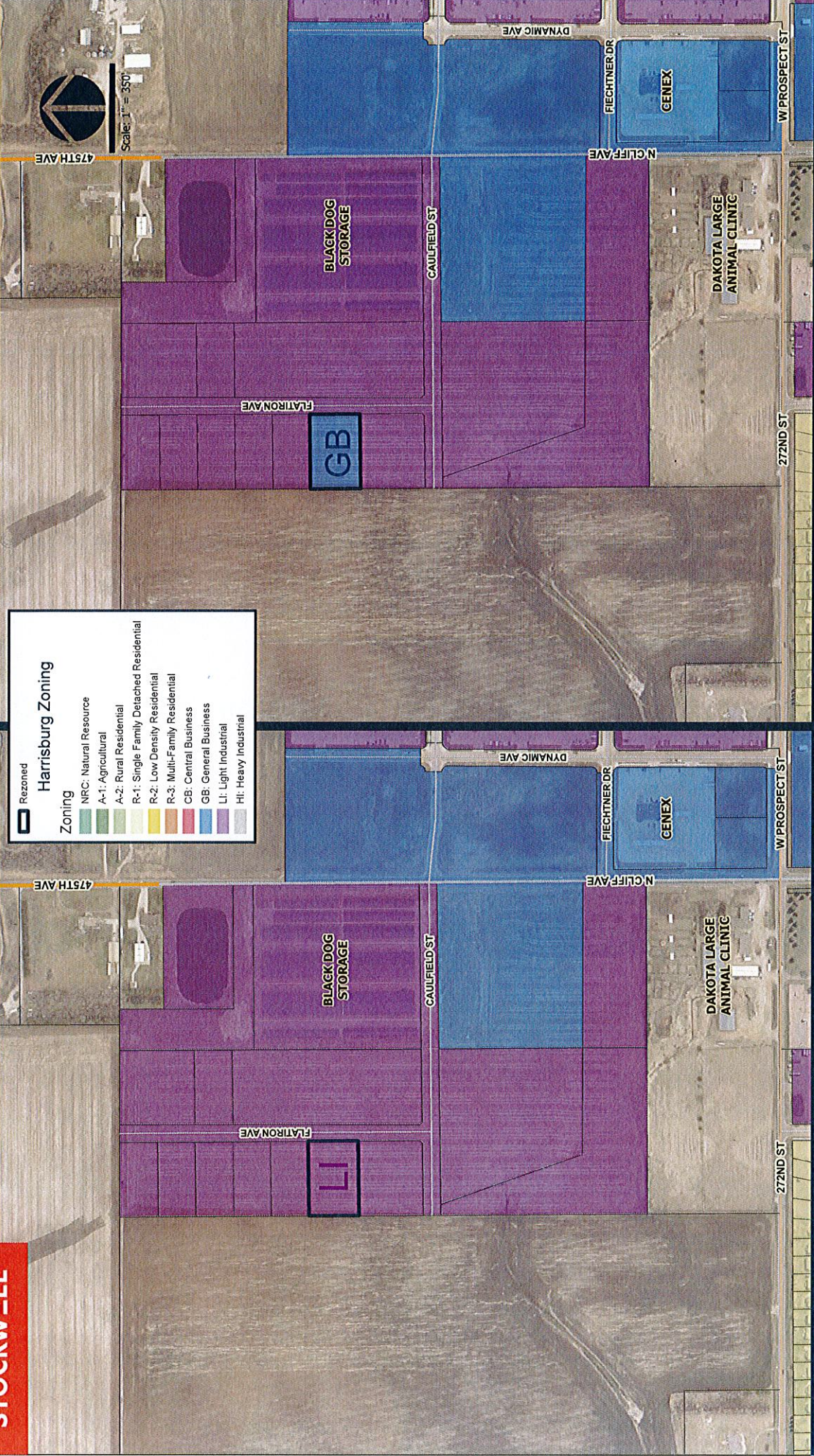
Derick Wenck
Derick Wenck, Mayor

1st Reading: JUNE 3, 2025

2nd Reading: JUNE 17, 2025

Publication: JUNE 26, 2025

Effective Date: JULY 16, 2025



Proposed Zoning

LOT 2, BLOCK 3, FLATIRON CROSSING ADD, CITY OF HARRISBURG



DATE 02/10/2025 SEI# 04 2500X



Zoning Amendment Application

Application Date: 3-19-25

Property Address: 911 Flatiron Ave.

Legal Description: Lot 2 Blk 3 Flatiron Crossing Addition

Property size (acres): 1.22 acres

Current Zoning District: Light Industrial

Proposed Zoning District: General Business

Purpose/Reason for zoning change request: Baseball Training Facility - Rezone as Requested by City

Planning and Zoning

301 E. Willow Street

Harrisburg, SD 57032

buildingservices@harrisburgsd.gov

RECEIVED
3/19/2025 - JC

Applicant Name: Doug Allen

Mailing Address: 48022 Timber Ridge Pl.

City/State/Zip: Harrisburg, SD 57032

Phone: 605-351-6145 Email: doug@allenhomesd.com

Applicant Signature Douglas R. Allen Date 3-19-25

Property Owner: Same as above

Mailing Address: _____

City/State/Zip: _____

Phone: _____ Email: _____

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

Legal Description: Lot 2 Blk 3 Flatiron Crossing Addition

Property Owner Signature Douglas R. Allen Date 3-19-25

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

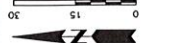
FLATIRON CROSSING ADDITION
LOT 2, BLOCK 3
 CITY OF HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA

REVISIONS	DATE	BY
REVISION 1:	04/15/2023	WV
REVISION 2:	04/15/2023	WV
REVISION 3:	04/15/2023	WV
REVISION 4:	04/15/2023	WV
REVISION 5:	04/15/2023	WV

CONCEPT PLAN - LOT 2, BLOCK 3
 DATE: 2-13-23
 CHECKED BY: CJW
 DRAWN BY: WV
 DESIGNED BY: WV
 PROJECT: 2023-02-01-01



REVIEW COPY
 NOT FOR CONSTRUCTION



- LEGEND**
- PROPOSED 2" CALIPER TREE
 - PROPOSED PARKING SPACES
 - TRASH ENCLOSURE
 - PROPOSED PCC PAVEMENT

LEGAL:
 LOT 2, BLOCK 3
 FLAT IRON CROSSING ADDITION
 PARCEL SIZE: 99,205 SF ± / 1.36 ACRES ±
 BUILDING SIZE:
 BUILDING - 25,000 SF ±
 ZONING: LI - LIGHT INDUSTRIAL

SETBACKS:
 FRONT: 25'
 SIDE: 10'
 REAR: 20'

PARKING:
 RECREATION FACILITY - 1 PER 900 SF
 (PER SF PARKING REGULATIONS)
 REQUIRED:
 25,000 / 900 = 28 SPACES
 (TYPICAL = 9' X 19')
 PROVIDED:
 33 STANDARD SPACES
 2 ADA SPACES
 35 TOTAL SPACES

LANDSCAPE / TREES:
 1 PER 50 LF OF STREET FRONTAGE
 1 PER 50 LF OF PERIMETER PARKING
 REQUIRED: 200' / 50' = 4 TREES
 296' / 50' = 6 TREES
 PROVIDED: 10 TREES

TRASH ENCLOSURE LOCATION:
 OUTSIDE - SCREENED W/ 6 FOOT OPAQUE FENCE OR WALLS.

