

STAFF REPORT

April 26, 2001

No. 01UR015 - Use on Review to allow a Dental Lab in the General Commercial Zoning District **ITEM 16**

GENERAL INFORMATION:

PETITIONER	Gary Sabers for Dean Nelson and City of Rapid City
REQUEST	No. 01UR015 - Use on Review to allow a Dental Lab in the General Commercial Zoning District
LEGAL DESCRIPTION	Lot 5, Mann Subdivision, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .95 Acres
LOCATION	3220 W. Chicago Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District/Medium Density Residential District
East:	General Commercial District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Use on Review to allow a Dental Lab in the General Commercial Zoning District be approved.

GENERAL COMMENTS: In July, 1996 a building permit was issued to allow a dental lab to make interior alterations and occupy the existing building located on the subject property. A building permit was requested in March, 2001 to construct a commercial garage on the property. While reviewing this request, staff noted that Use on Review approval is required for a dental laboratory to operate in the General Commercial Zoning District. The Rapid City Municipal Code requires Use on Review approval for laboratories and establishments for the production and repair of dental appliances. The Use on Review procedure allows for the review of potential impacts of production processes on neighboring properties. The review process allows staff the opportunity to evaluate any adverse impacts the proposed use may have and require improvements to mitigate those impacts. Therefore, the Planning Department cosponsored this Use on Review request with the owner of the property.

STAFF REVIEW: Staff has reviewed this request for a Major Amendment to a Use on Review in accordance with the provisions of Section 17.54.030.E of the Rapid City Municipal Code. The site plan submitted with this request identifies that all of the setback, density, screening,

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landscaping, parking and lighting requirements are currently being met. Staff finds that this request is in general compliance with the twelve criteria for Use on Reviews.

Staff has not received any comments or complaints regarding this requested Use on Review. The use has been operating on the site for approximately 4 years. Staff is unaware of any complaints regarding the operation of the facility. The applicant has posted the required sign and the green cards from the required notification of surrounding property owners have been returned.