

STAFF REPORT

May 24, 2001

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**No. 01RZ012 - Rezoning from Heavy Industrial District to Light Industrial District**      **ITEM 11**

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GENERAL INFORMATION:

PETITIONER	Richard E. Huffman for Bill Gikling and Ken Lipp
REQUEST	<b>No. 01RZ012 - Rezoning from Heavy Industrial District to Light Industrial District</b>
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 approved in association with the Planned Light Industrial Development.

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 REVIEW: Staff has reviewed this request for conformance with the four criteria for review of zoning map amendments established in Section 17.54.040(D)(1). A summary of Staff findings are outlined below:

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*1. The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected or in the City in general.*

The majority of the property on the south side of Interstate 90 between East North Street and Elk Vale Road is identified as appropriate for Light Industrial use on the Elk Vale Neighborhood Future Land Use Plan. The area has developed with the majority of the uses related to motor vehicle businesses including sale and repair establishments for automobiles, motorcycles and over the road trucks. Other uses in the area include some manufacturing, bulk storage of fuel, and salvage operations. The Heavy Industrial uses that are located in this area are related to a number of fuel transfer sites and the large bulk fuel storage tanks located in this area.

*2. The proposed zoning is consistent with the intent and purposes of this ordinance.*

The purpose of the Light Industrial Zoning District is to provide areas for light manufacturing and assembly plants, processing storage, ware housing, wholesaling and distribution in which operations are conducted so that noise, odor, dust, and glare are completely confined within enclosed buildings. The property located on Eglin Street, which is a state route, provides access to the Elk Vale interchange and is ideally situated for the location of Light Industrial District.

*3. The proposed amendment will not adversely affect any other part of the City, nor shall any direct or indirect adverse effects result from such an amendment.*

The applicant has submitted a Planned Light Industrial Development in association with the rezoning request. The property is currently developed and all the uses are allowed in the Light Industrial Zoning District. The combination of Planned Light Industrial Development protections and the existing development should not cause any adverse impacts from this request.

*4. The proposed amendments shall be consistent with and not conflict with the Development Plan of Rapid City including any of its elements, Major Street Plan, Land Use Plan and Community Facilities Plan.*

The City Council recently approved a Comprehensive Plan amendment to the Elk Vale Neighborhood Area Future Land Use Plan designating the subject property appropriate for development with Light Industrial land uses with a Planned Light Industrial Development. Also, Eglin Street is identified on the Major Street Plan as a Minor Arterial. Staff finds the rezoning request consistent with all applicable plans.