

STAFF REPORT

August 9, 2001

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**No. 01RZ046 - Rezoning from General Agriculture District to Light Industrial District**      **ITEM 42**

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GENERAL INFORMATION:

PETITIONER	Centerline Inc. for Heartland Development Group LLC
REQUEST	<b>No. 01RZ046 - Rezoning from General Agriculture District to Light Industrial District</b>
LEGAL DESCRIPTION	Beginning at the Northeast Corner of Lot D, a Section Corner, of the NE1/4 of Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, Thence S44°55'05"W, 46.61' to Point No. 1, the true point of beginning, Thence S0°00'39"E, 1292.72' to Point No. 2, Thence S89°48'56"W, 1292.41' to Point No. 3, Thence N0°00'53"W, 1292.15' to Point No. 4, Thence N89°47'25"E, 1292.50' to the true point of beginning, this parcel contains 38.3472 acres, more or less.
PARCEL ACREAGE	Approximately 40.16 acres
LOCATION	Southwest of Seger Drive and Dyess Avenue intersection
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District/County
South:	General Agriculture District
East:	Light Industrial District
West:	Heavy Industrial District
PUBLIC UTILITIES	To be extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION:      Staff recommends that the Rezoning from General Agriculture District to Light Industrial District be approved.

GENERAL COMMENTS:    The applicant is proposing to rezone the above legally described property from General Agriculture District to Light Industrial District. The subject property is located in the southwest corner of the intersection of Seger Drive and Dyess Avenue, and is currently void of any structural development.

The applicant has also submitted a Layout and Preliminary Plat to subdivide the subject property into 23 lots. (See companion item #01PL072.) The applicant has indicated that the property will be developed as an industrial park.

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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 is outlined below:

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.*

As the need for additional industrial areas continues to grow in Rapid City, properties along Seger Drive and Dyess Avenue have been rezoned to Light Industrial District. The properties located north and east of the subject property are currently zoned Light Industrial District and the properties located west and southeast are zoned Heavy Industrial District.

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

The intent of the Light Industrial District is to establish areas for light manufacturing and assembly plants, processing, storage, warehousing, and wholesaling and distribution operations. The Zoning Ordinance requires that these types of uses be conducted so that noise, odor, dust and glare are completely confined within enclosed structures. Industrial uses currently exist to the north, east and west of the subject property. The proposed rezoning request would allow for the continuation of light industrial uses within the area.

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.*

Rezoning the property to Light Industrial District should not impose any adverse affects upon the surrounding properties or any other part of the City. The applicant is proposing to develop an industrial park on the property. As previously indicated, the Light Industrial District requires that any proposed use be conducted so that noise, odor, dust and glare are completely confined within an enclosed structure. Any future use of the property must continue to conform to the requirements of the Zoning Ordinance.

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 Northeast Area Future Land Use Plan identifies this area as industrial. The area has developed into a mixture of light industrial and heavy industrial uses. The location of this request is a continuation of the light industrial uses located within the area. Staff's review indicates that the proposed rezoning request is in general compliance with the criteria established for review.

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As of this writing, the required sign has not been posted on the property nor has the applicant returned the receipts from the certified mailing. Staff will notify the Planning Commission in the event these requirements are not met. Staff has not received any objections or inquiries regarding this rezoning request.