

STAFF REPORT
April 21, 2005

**No. 05RZ029 - Rezoning from Medium Density Residential District
to Light Industrial District**

ITEM 38

GENERAL INFORMATION:

PETITIONER	Marty Jacob for MJB Company, Inc.
REQUEST	No. 05RZ029 - Rezoning from Medium Density Residential District to Light Industrial District
EXISTING LEGAL DESCRIPTION	Lots 1 thru 8 inclusive and Lots 21 thru 28 inclusive in Block 7 and Lots 1 thru 7 inclusive in Block 12; all located in Northside Addition, NW1/4 Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.58 Acres
LOCATION	826 East Monroe Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/8/2005
REVIEWED BY	Todd Tucker / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Rezoning from Medium Density Residential District to Light Industrial District be **continued to the May 5, 2005 Planning Commission meeting.**

GENERAL COMMENTS: **(This Staff Report was revised on April 15, 2005. All revised and/or added text is shown in bold text.) This item was continued at the April 7, 2005 Planning Commission meeting to allow it to be heard in conjunction with the Comprehensive Plan Amendment request.**

The subject property is located east of North Spruce Street and west of Gold Finch Road between East Adams Street and East Madison Street. The subject property is currently developed with an office, large commercial garage and a storage lot for vehicles.

In 1920, the subject property was zoned commercial and was subsequently rezoned to residential in 1935. In 1947, a Building Permit was issued for a private shop on the subject

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property. In 1999, an inspector's report was issued indicating that the existing structure was no longer being used for commercial purposes but was for personal storage.

As previously indicated, the subject property is currently developed with an office, large commercial garage and a storage lot for vehicles. Currently, the use of land specifically identified as a towing facility is not listed in the Zoning Regulations. The applicant is requesting that the zoning be changed from Medium Density Residential to Light Industrial. The applicant has also submitted a Comprehensive Plan Amendment (05CA019) to change the future land use designation on the subject property from Medium Density Residential to Light Industrial and a Determination of Use application (05DU001) to determine if a towing company is appropriate in the Light Industrial Zoning District.

STAFF REVIEW: The North Rapid Neighborhood Area Future Land Use Plan identifies the subject property as appropriate for Medium Density Residential development. As previously indicated, the applicant has requested a Comprehensive Plan Amendment to change the future land use designation for the subject property from Medium Density Residential to Light Industrial. If that request is approved, the proposed rezoning will be consistent with the adopted Comprehensive Plan. However, the Future Land Use Committee is recommending that the Comprehensive Plan amendment be continued to the April 21, 2005 Planning Commission meeting to allow the committee time to visit the subject property and surrounding properties. As such, staff is recommending that this item be continued to the April 21, 2005 Planning Commission meeting to allow this request to be heard in conjunction with the Comprehensive Plan Amendment request.

On April 15, 2005, the Future Land Use Committee again discussed the proposed amendment to the Comprehensive Plan. After visiting the location of the subject property and the surrounding area, the Future Land Use Committee recommended that this item be continued to the May 5, 2005 Planning Commission meeting to allow the committee time to discuss the site and the surrounding properties and explore all available options. As such, staff recommends that this item be continued to the May 5, 2005 Planning Commission meeting to be heard in conjunction with the associated Comprehensive Plan Amendment request.