

STAFF REPORT  
January 24, 2008

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**No. 07RZ072 - Rezoning from General Agriculture District to Light Industrial District**

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GENERAL INFORMATION:

APPLICANT/AGENT	Dream Design International, Inc.
PROPERTY OWNER	ZCO Incorporated
REQUEST	<b>No. 07RZ072 - Rezoning from General Agriculture District to Light Industrial District</b>

EXISTING  
LEGAL DESCRIPTION

A portion of the NW1/4 of the NE1/4, Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northeasterly corner of Lot 7 of Marlin Industrial Park, common to a point on the southerly edge of right-of-way of Marlin Drive, and the point of beginning; Thence, first course: N04°18'35"W, a distance of 29.56 feet, to a point on the centerline of Marlin Drive; Thence, second course: curving to the left, along the centerline of Marlin Drive, on a curve with a radius of 3000.00 feet, a delta angle of 07°43'51", a length of 404.79 feet, a chord bearing of N81°52'30"E, and chord distance of 404.48 feet; Thence, third course: N78°00'34"E, along the centerline of Marlin drive, a distance of 95.10 feet, to intersection of centerline of Marlin Drive and Creek Drive; Thence fourth course: curving to the left, along the centerline of Creek Drive, on a curve with a radius of 1000.00 feet, a delta angle of 11°21'28", a length of 198.23 feet, a chord bearing of S17°40'09"E, and chord distance of 197.91 feet, to the end of previously dedicated Creek Drive; Thence fifth course: curving to the left, on a curve with a radius of 1000.00 feet, a delta angle of 01°08'47", a length of 20.01 feet, a chord bearing of S23°55'17"E, and chord distance of 20.01 feet; Thence sixth course: curving to the left, on a curve with a radius of 600.00 feet, a delta angle of 08°33'39", a length of 89.65 feet, a chord bearing of S28°46'30"E, and chord distance of 89.57 feet; Thence seventh course: S56°56'40"W, a distance of 50.00 feet; Thence eighth course: curving to the right, on a curve with a radius of 650.00 feet, a delta angle of 02°21'34", a length of 26.77 feet, a chord bearing of N31°52'33"W, and chord distance of 26.76 feet; Thence ninth course: S59°18'14"W, a distance of 311.85 feet; Thence tenth course: S08°30'44"E, a distance of 235.10 feet, to a point on the section 1/16 line; Thence eleventh course: N89°56'36"W, along the

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along the section 1/16 line, a distance of 313.37 feet, to the southeasterly corner of said Lot 7; Thence twelfth course: N00°01'20"E, along the easterly boundary of said Lot 7, a distance of 574.90 feet, to the northeasterly corner of said Lot 7, common to a point on the southerly edge of Marlin Drive right-of-way, and the point of beginning

PARCEL ACREAGE	Approximately 6.178 acres
LOCATION	Southwest of the intersection of Creek Drive and Marlin Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District- General Commercial District with a Planned Development Designation
South:	General Agriculture District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	10/12/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

**RECOMMENDATION: Staff recommends that the Rezoning from General Agriculture District to Light Industrial District be denied without prejudice at the applicant's request.**

**GENERAL COMMENTS: (Update January 15, 2008. All revised text is shown in bold.) On January 11, 2008 the applicant submitted a Rezoning request from General Agricultural District to Heavy Industrial District (#08RZ001) that will be considered at the February 7, 2008 Planning Commission meeting and requested that this Rezoning request be denied without prejudice. As such, staff recommends that the Rezoning from General Agriculture District to Light Industrial District be denied without prejudice at the applicant's request.**

The applicant has submitted this Rezoning request to change the zoning designation of the property from General Agricultural District to Light Industrial District. This undeveloped property contains approximately 6.178 acres and is located southwest of the intersection of Creek Drive and Marlin Drive. In addition, the applicant has submitted an Amendment to the Adopted Comprehensive Plan (#07CA050) to change the land use designation from General Agriculture to Light Industrial. Land located south, east, and west of the property is

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zoned General Agricultural District. Land located north of the subject property is zoned General Agricultural District and General Commercial District with a Planned Development Designation. The adopted Long Range Comprehensive Plan indicates that this property is appropriate for General Agricultural land uses. The Draft Future Land Use Plan for the Southeast Connector Neighborhood indicates that this property is appropriate for Light Industrial land uses.

**On June 7, 2004 City Council approved an Annexation (#04AN003) that included the subject property and temporarily placed the area in a No Use Zoning District.**

**On September 4, 2007, City Council approved an Amendment to the Adopted Comprehensive Plan (#07CA030) to change the land use designation from General Agriculture to Heavy Industrial for the adjacent property.**

**On September 4, 2007, City Council approved Rezoning (#07RZ051) from No Use District to Heavy Industrial District for the adjacent property.**

**On October 30, 2007 a Planned Development Designation (#07PD084) was approved for the property.**

**On November 19, 2007, City Council approved a Preliminary Plat (#07PL132) with stipulations that included this property.**

**STAFF REVIEW: On January 11, 2008 the applicant submitted a Rezoning request from General Agricultural District to Heavy Industrial District (#08RZ001) that will be considered at the February 7, 2008 Planning Commission meeting and requested that this Rezoning request be denied without prejudice. As such, staff recommends that the Rezoning from General Agriculture District to Light Industrial District be denied without prejudice at the applicant's request.**