

STAFF REPORT
July 30, 2008

No. 08DU001 - Determination of Use to allow a Bakery as a permitted use in a Light Industrial Zoning District **ITEM**

GENERAL INFORMATION:

APPLICANT/AGENT	Vicki Barlean
REQUEST	No. 08DU001 - Determination of Use to allow a Bakery as a permitted use in a Light Industrial Zoning District
DATE OF APPLICATION	7/11/2008
REVIEWED BY	Karen Bulman / Mary Bosworth

RECOMMENDATION: Staff recommends that the Determination of Use to allow a Bakery as a permitted use in a Light Industrial Zoning District be approved.

GENERAL COMMENTS: Section 17.22.020 (E) of the Rapid City Municipal Code states that other uses of the same general character as those previously listed deemed appropriate by the City Council may be approved as a permitted use in the Light Industrial Zoning District. The applicant is requesting a Determination of Use that allows a bakery as a permitted use in the Light Industrial Zoning District.

STAFF REVIEW: Staff has reviewed the following request based on the requirements of the Rapid City Municipal Code and has noted the following issues:

The Light Industrial Zoning District is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution in which operations are conducted so that noise, odor, dust and glare are completely confined within an enclosed building.

The Light Industrial Zoning District currently allows the manufacture, compounding, processing, packaging or treatment of bakery goods and food products within a completely enclosed building. The Light Industrial Zoning District also allows retail and distribution establishments including sales, display and show rooms, as well as wholesale or warehouse enterprises. The determination of use is requested to specifically identify a bakery to include the manufacture and processing as well as the sales and display of the bakery goods.

A retail or service use by itself is only permitted when it serves or is auxiliary to the needs of industrial plants or employees. However, the Light Industrial Zoning District currently does allow other uses that include manufacturing processes as well as retail sales, such as the manufacture and retail sale of firearms and ammunition. The District also allows other uses that provide retail sales associated with Light Industrial uses such as garden centers, machinery sales, car sales, and printing and secretarial services. Any retail use associated with a bakery, including display, appears to be an accessory to the primary use as a bakery.

Staff feels that a bakery is of the same general character to the previously mentioned uses

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allowed in the Light Industrial Zoning District and would be appropriate in the Light Industrial Zoning District. As such, staff recommends that the request for a Determination of Use be approved to allow a bakery as a permitted use in the Light Industrial Zoning District.