

STAFF REPORT
January 26, 2012

No. 11RZ028 - Rezoning from General Agriculture District to Light Industrial District **ITEM 3**

GENERAL INFORMATION:

APPLICANT	Century Resources, Inc.
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Century Resources, Inc.
REQUEST	No. 11RZ028 - Rezoning from General Agriculture District to Light Industrial District
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 of the SW1/4 of Section 32, T2N, R8E, B.H.M., Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the southeasterly corner of Lot 5 of Block 1 of Menard Subdivision, common to a point on the westerly edge of the right-of-way of East Anamosa Street, and the Point of Beginning; Thence, first course: southeasterly, curving to the right on a curve with a radius of 800.00 feet, a delta angle of 15°14'35", an arc length of 212.83 feet, a chord bearing of S07°44'51"E, and a chord distance of 212.21 feet, to a point of tangency; Thence, second course: S00°07'33"E, a distance of 414.06 feet, Thence, third course: S44°59'57"W, a distance of 14.11 feet; Thence, fourth course: N89°52'32"W, a distance of 476.45 feet; Thence, fifth course: N00°07'28"E, a distance of 497.46 feet, to the southwesterly corner of said Lot 5 of Block 1 of Menard Subdivision; Thence, sixth course: S89°52'32"E, along the southerly boundary of said Lot 5 of Block 1 of Menard Subdivision, a distance of 317.97 feet, to an angle point on the southerly boundary of said Lot 5 of Block 1 of Menard Subdivision; Thence, seventh course: N45°16'55"E, along the southerly boundary of said Lot 5 of Block 1 of Menard Subdivision, a distance of 194.01 feet, to the southeasterly corner of Lot 5 of Block 1 of Menard Subdivision, common to a point on the westerly edge of the right-of-way of East Anamosa Street, and the Point of Beginning
PARCEL ACREAGE	Approximately 5.802 acres
LOCATION	On the south side of East Anamosa Street southeast of the intersection East Anamosa Street and North Creek Drive

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EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District (Planned Development Designation)
South:	Heavy Industrial District - General Commercial District
East:	General Agriculture District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/8/2011
REVIEWED BY	Robert Laroco / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture District to Light Industrial District be **approved in conjunction with the associated Comprehensive Plan Amendment.**

GENERAL COMMENTS: (Update January 18, 2012. All revised and/or added text is shown in bold.) This item was continued from the January 5, 2012 Planning Commission meeting to allow the applicant to meet with the Future Land Use Committee regarding the associated Comprehensive Plan Amendment. The applicant has submitted a request for a rezone. In particular, the applicant has requested to rezone approximately 5.802 acres of land from General Agriculture to Light Industrial.

The applicant has also submitted an associated Comprehensive Plan Amendment (File #11CA017) to change the Future Land Use designation from Commercial to Industrial and an associated Preliminary Plat (File #11PL068) to create one 5.802 acre lot and fully build out East Anamosa Street along the eastern edge of the property.

The property is located at the eastern terminus of East Anamosa Street. The Preliminary Plat, Comprehensive Plan Amendment, and Rezone requests are all for a portion of a larger unplatted parcel of approximately 25.63 acres of land. The land is currently undeveloped.

STAFF REVIEW: On December 29, 2011, the Future Land Use Committee met and recommended that the associated Comprehensive Plan Amendment be continued to allow the applicant an opportunity to meet with the Committee in order to further discuss the request. As such, staff recommends that the Rezone request associated with the Comprehensive Plan Amendment also be continued.

On January 12, 2012 the Future Land Use Committee met with the applicant and reviewed the request to change the land use designation from Commercial to Industrial.

Staff has reviewed this proposed rezoning for conformance with the four criteria for

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review of zoning map amendments established in Section 17.54.040(D)(1). A summary of staff findings are outlined below.

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

The land is currently zoned General Agriculture District. The purpose of the General Agriculture Zoning District is to provide for land situated on the fringes of urban development, but will be undergoing development in the future. Both commercial and industrial development in the area has been expanding. Development on East Anamosa Street has been a mix of commercial and industrial. Approval of the associated Comprehensive Plan Amendment will change the Future Land Use designation from Commercial to Industrial. The property immediately to the north of this parcel is zoned Light Industrial District. Recent expansion of industrial development in the area and the submitted Comprehensive Plan Amendment demonstrate changing conditions in the area.

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

The Rapid City Municipal Code states that the Light Industrial District is intended 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. Industrial development has recently been expanding in the area. It appears the proposed Rezone request is consistent with the intent and purpose of the Zoning Ordinance.

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 amendment.*

East Anamosa Street is classified as a principal arterial road on the City's Major Street Plan. The location of the property abutting a principal arterial street makes it desirable for a higher intensity of use. Because East Anamosa Street is a principal arterial street and designed to carry higher traffic volumes, it will accommodate the higher traffic flows associated with a higher intensity of use. It does not appear the proposed amendment will adversely affect the City.

4. *The proposed amendment shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.*

The proposed Light Industrial District is located adjacent to a principal arterial street. A major drainage easement is located on property to the west and most likely will remain undeveloped. The property is served by City water and sewer services. The proposed Preliminary Plat application associated with the property will extend East Anamosa Street along the eastern length of the property. The proposed Comprehensive Plan Amendment will create an industrial land use

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designation for the property. The rezoning request appears to be consistent with the development plan for Rapid City if approved in conjunction with the associated Comprehensive Plan Amendment.

Notification Requirements: The proposed sign has been posted on the property. The required receipts of the certified mailings have been returned to Community Planning and Development Services. At this time, there have been no inquiries about this request.