

STAFF REPORT
July 25, 2013

No. 13RZ017 - Rezoning from General Commercial District to Light Industrial District **ITEM 7**

GENERAL INFORMATION:

APPLICANT	Kevin Randall
AGENT	Linda Foster, Ferber Engineering Company, Inc.
PROPERTY OWNER	Kevin L. Randall
REQUEST	No. 13RZ017 - Rezoning from General Commercial District to Light Industrial District
EXISTING LEGAL DESCRIPTION	Lot A of Lot 2 of the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4, less lot H2 and less right-of-way, located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County
PARCEL ACREAGE	Approximately 12.5 acres
LOCATION	2090 Deadwood Avenue
EXISTING ZONING	General Commercial District
FUTURE LAND USE DESIGNATION	Commercial
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	Light Industrial District
West:	General Commercial District
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	June 27, 2013
REVIEWED BY	Fletcher Lacock / Brandon Quiett

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted a Rezoning request to change the zoning designation of the above legally described property from General Commercial District to Light Industrial District. In addition, the applicant has submitted an Amendment to the Comprehensive Plan (File #13CA010) to change the future land use designation from Commercial to Industrial.

STAFF REPORT
July 25, 2013

No. 13RZ017 - Rezoning from General Commercial District to Light Industrial District **ITEM 7**

The property is located on the southeast corner of the intersection of Deadwood Avenue and North Plaza Drive. Currently, a one-story commercial structure and accessory structures for a car dealership are located on the property.

STAFF REVIEW:

Staff has reviewed this proposed rezoning 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 are 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 generally.*

It does not appear that there are any substantially 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 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 subject property is located adjacent to Deadwood Avenue and North Plaza Drive which are identified as arterial streets on the City's Major Street Plan. The property is located in an industrial corridor of the City with properties to the north, east and west zoned Light Industrial District. The applicant has also submitted an Amendment to the Comprehensive Plan to change the future land use designation of the property from Commercial to Industrial. It appears that the rezoning 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 an amendment.*

Access to the property is from Deadwood Drive and North Plaza Drive. The property is served by Rapid City water and sewer. Currently, a car dealership and accessory structures are located on the property. A car dealership is a permitted use in the Light Industrial District. Adjacent properties to the north, east and west are also zoned Light Industrial District. It does not appear that the rezoning request will adversely affect any other part of the City.

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 applicant has also submitted an Amendment to the Comprehensive Plan to change the future land use designation from Commercial to Industrial. North Plaza Drive and Deadwood Avenue are identified as arterial streets on the City's Major Street Plan. The property is served by Rapid City water and sewer. If the associated Comprehensive Plan Amendment is approved, the proposed rezoning is consistent with the development

STAFF REPORT
July 25, 2013

No. 13RZ017 - Rezoning from General Commercial District to Light Industrial District **ITEM 7**

plan of Rapid City.

Summary: Staff recommends that the proposed rezoning request be approved in conjunction with the associated Amendment to the Comprehensive Plan.

Notification: The white slips and green cards have been returned and the sign has been picked up. However, as of this writing, staff has not confirmed that the sign has been posted on the property. Staff will notify the Planning Commission at the July 25, 2013 Planning Commission meeting if this requirement has not been met.