

STAFF REPORT
March 5, 2015

No. 15RZ004 - Rezoning from General Agricultural District to Light Industrial District **ITEM 4**

GENERAL INFORMATION:

APPLICANT	Jake Boerger
PROPERTY OWNER	J and D Capital LLC
REQUEST	No. 15RZ004 - Rezoning from General Agricultural District to Light Industrial District
EXISTING LEGAL DESCRIPTION	Tract S of Fountain Springs Business Park, located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.22 acres
LOCATION	2319 N. Plaza Drive
EXISTING ZONING	General Agricultural District
FUTURE LAND USE DESIGNATION	Light Industrial
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Agricultural District
East:	Light Industrial District
West:	General Agricultural District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	February 3, 2015
REVIEWED BY	Robert Laroco / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Rezoning from General Agricultural District to Light Industrial District be approved.

GENERAL COMMENTS: The applicant has submitted a request to rezone approximately 2.22 acres of property from General Agriculture District to Light Industrial District. The property was annexed into the City Limits of Rapid City in 1982 and was zoned General Agriculture District as a holding designation until such time as the land develops. Today, the property owner has plans for the development of the property with a light industrial use and, as such, has requested this Rezoning.

The property is located on the south side of North Plaza Drive, approximately 480 feet east

STAFF REPORT
March 5, 2015

No. 15RZ004 - Rezoning from General Agricultural District to Light Industrial District **ITEM 4**

of the intersection of Fountain Plaza Drive and North Plaza Drive. The property is currently undeveloped.

STAFF REVIEW: Staff has reviewed this proposed rezoning 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.

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 area continues to develop with a mix of light industrial uses. Property adjacent to the east has recently been developed as the headquarters for Stryder Bikes. The Coca Cola bottling plant to the north has recently obtained a building permit for the expansion of their existing facilities. The continued development of the area with a mix of uses represents changing conditions in the area.

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

The General Agriculture District is intended to serve as a holding zone for property on the fringes of the City that have not yet, but are anticipated to undergo development in the near term future. The Light Industrial District is intended to provide areas in which the principal use of land is light manufacturing and assembly plants, processing, storage, warehousing, wholesaling, and distribution in which operations are conducted entirely confined within an enclosed building. Properties adjacent to the east and the north are currently zoned Light Industrial District. These adjacent properties continue to develop with light industrial uses. The proposed zoning is consistent with the intent and purposes of this ordinance.

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.

The requested Rezone is an increase in the potential density/intensity of use in the area. However, the Rapid City Future Land Use Plan shows that the property is designated as appropriate for an Light Industrial use. It does not appear that the proposed amendment will adversely affect any other part of the City, nor shall any direct or indirect adverse effects result from the amendment.

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 property is currently designated for Light Industrial uses on the City's Future Land Use Plan. The rezoning request is consistent with the City's adopted Future Land Use Plan.

Public Works staff has noted that this area was initially master planned for industrial uses. However, Public Works staff has also noted that support of a Rezoning application for the property does not necessarily indicate that sufficient utility services are available to serve future development.

STAFF REPORT
March 5, 2015

No. 15RZ004 - Rezoning from General Agricultural District to Light Industrial District **ITEM 4**

The Rapid City Fire Department has reviewed the requested rezone and has not noted any issues.

The request meets all the criteria for an amendment to the Zoning Ordinance. The continuing development of the area creates changing conditions in the area. Although the requested rezone will result in an increase in the potential density/intensity of uses in the area, the property is anticipated to be suited for light industrial development in the City's Future Land Use Plan. Future development of the property must be in compliance with the requirements of the Rapid City Municipal Code and the Infrastructure Design Criteria Manual. For these reasons, staff recommends that the request to rezone the property from General Agriculture District to Light Industrial District be approved.

NOTIFICATION REQUIREMENTS: As of this writing, the notification letters have not been returned to Community Planning for mailing. The sign has not been picked up for posting on the property. Staff will inform the Planning Commission at the March 5, 2015 Planning Commission meeting if this requirement has not been met. As of this writing, there have been no inquiries into the requested rezoning.