

STAFF REPORT
September 6, 2007

No. 07OA008 - Ordinance Amendment to amend Section 17.24.030 of the Rapid City Municipal Code to allow Planned Industrial Development as a Conditional Use in the Heavy Industrial Zoning District; to amend Section 17.50.105 of the Rapid City Municipal Code to refer to Planned Industrial Developments rather than Planned Light Industrial Development, to address the uses permitted in the Planned Industrial Development, the landscaping requirements, set back and lot coverage requirements

ITEM 28

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
REQUEST	No. 07OA008 - Ordinance Amendment to amend Section 17.24.030 of the Rapid City Municipal Code to allow Planned Industrial Development as a Conditional Use in the Heavy Industrial Zoning District; to amend Section 17.50.105 of the Rapid City Municipal Code to refer to Planned Industrial Developments rather than Planned Light Industrial Development, to address the uses permitted in the Planned Industrial Development, the landscaping requirements, set back and lot coverage requirements.
DATE OF APPLICATION	8/10/2007
REVIEWED BY	Monica Heller / Not Assigned

RECOMMENDATION: Staff recommends that the Ordinance Amendment to amend Section 17.24.030 of the Rapid City Municipal Code to allow Planned Industrial Development as a Conditional Use in the Heavy Industrial Zoning District; and to amend Section 17.50.105 of the Rapid City Municipal Code to refer to Planned Industrial Developments rather than Planned Light Industrial Development, to address the uses permitted in the Planned Industrial Development, the landscaping requirements, set back and lot coverage requirement be approved.

GENERAL COMMENTS: The Future Land Use Committee requested an Ordinance Amendment to allow Planned Industrial Developments as a conditional use in a Heavy Industrial Zoning District. Planned Developments are allowed to address concerns with environmental factors such as steep slopes, geological conditions and drainage, to address aesthetic issues and buffers and to mitigate negative impact upon public facilities such as streets and highways, water, sanitary and storm sewer systems. Currently, Planned Industrial Developments are only allowed as a conditional use in the Light Industrial Zoning District. On August 9, 2007, the Planning Commission directed staff to prepare an ordinance amendment to allow Planned Industrial Developments as a conditional use in a Heavy Industrial Zoning District.

STAFF REVIEW: Staff has reviewed the request to amend Section 17.24.030 of the Rapid City

STAFF REPORT
September 6, 2007

No. 07OA008 - Ordinance Amendment to amend Section 17.24.030 of the Rapid City Municipal Code to allow Planned Industrial Development as a Conditional Use in the Heavy Industrial Zoning District; to amend Section 17.50.105 of the Rapid City Municipal Code to refer to Planned Industrial Developments rather than Planned Light Industrial Development, to address the uses permitted in the Planned Industrial Development, the landscaping requirements, set back and lot coverage requirements

ITEM 28

Municipal Code to allow Planned Industrial Development as a Conditional Use in a Heavy Industrial Zoning District; and to amend Section 17.50.105 of the Rapid City Municipal Code to refer to Planned Industrial Developments rather than Planned Light Industrial Development, to address the uses permitted in a Planned Industrial Development, the landscaping requirements, set back and lot coverage requirement and recommends approval. The Planned Industrial Development designation will allow concerns with environmental factors such as steep slopes, geological conditions and drainage, aesthetic issues and buffers and negative impact upon public facilities such as streets and highways, water, sanitary and storm sewer systems to be addressed. Staff recommends that the Ordinance Amendment to amend Chapter 17.24.030 to allow Planned Industrial Developments as a conditional use in a Heavy Industrial Zoning District and to amend Section 17.50.105 of the Rapid City Municipal Code to refer to Planned Industrial Developments rather than Planned Light Industrial Development, to address the uses permitted in a Planned Industrial Development, the landscaping requirements, set back and lot coverage requirement be approved in accordance with the attached ordinances.