

STAFF REPORT  
November 5, 2009

---

**No. 09OA008 - Ordinance Amendment to Amend Chapter 17.56.030 (Business Park District) to allow the following as a conditional use if within a completely enclosed building: 1. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries and food products; 2. The manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, rubber, textiles, tin, iron, steel, wood (excluding saw mill), yard and paint not involving a boiling process; 3. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas; 4. The manufacture of firearms, not to include the manufacture of ammunition; 5. The manufacture of musical instruments, toys, novelties, and rubber and metal stamps; and 6. Laboratories and establishments for production and repair of jewelry, eye glasses, hearing aids, prosthetic appliances and dental appliances. Retail trade of these activities must accompany the wholesale or production process;**

**ITEM 11**

---

GENERAL INFORMATION:

APPLICANT/AGENT

West Central Mfg. - Hoag Land Company

REQUEST

**No. 09OA008 - Ordinance Amendment to Amend Chapter 17.56.030 (Business Park District) to allow the following as a conditional use if within a completely enclosed building:**

**1. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries and food products;**

**2. The manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, rubber, textiles, tin, iron, steel, wood (excluding saw mill), yard and paint not involving a boiling process;**

**3. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas;**

STAFF REPORT  
November 5, 2009

---

**No. 09OA008 - Ordinance Amendment to Amend Chapter 17.56.030 (Business Park District) to allow the following as a conditional use if within a completely enclosed building: 1. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries and food products; 2. The manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, rubber, textiles, tin, iron, steel, wood (excluding saw mill), yard and paint not involving a boiling process; 3. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas; 4. The manufacture of firearms, not to include the manufacture of ammunition; 5. The manufacture of musical instruments, toys, novelties, and rubber and metal stamps; and 6. Laboratories and establishments for production and repair of jewelry, eye glasses, hearing aids, prosthetic appliances and dental appliances. Retail trade of these activities must accompany the wholesale or production process;**

---

**ITEM 11**

**4. The manufacture of firearms, not to include the manufacture of ammunition;**  
**5. The manufacture of musical instruments, toys, novelties, and rubber and metal stamps;**  
**6. Laboratories and establishments for production and repair of jewelry, eye glasses, hearing aids, prosthetic appliances and dental appliances. Retail trade of these activities must accompany the wholesale or production process.**

DATE OF APPLICATION 10/14/2009

REVIEWED BY Monica Heller / Not Assigned

**RECOMMENDATION:**

Staff recommends that the Ordinance Amendment to Amend Chapter 17.56.030 (Business Park District) to allow the following as a conditional use if within a completely enclosed building: 1.The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries and food products; 2. The manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, rubber, textiles, tin, iron, steel, wood (excluding saw mill), yard and paint not involving a boiling process; 3. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired

STAFF REPORT  
November 5, 2009

---

**No. 09OA008 - Ordinance Amendment to Amend Chapter 17.56.030 (Business Park District) to allow the following as a conditional use if within a completely enclosed building: 1. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries and food products; 2. The manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, rubber, textiles, tin, iron, steel, wood (excluding saw mill), yard and paint not involving a boiling process; 3. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas; 4. The manufacture of firearms, not to include the manufacture of ammunition; 5. The manufacture of musical instruments, toys, novelties, and rubber and metal stamps; and 6. Laboratories and establishments for production and repair of jewelry, eye glasses, hearing aids, prosthetic appliances and dental appliances. Retail trade of these activities must accompany the wholesale or production process;**

**ITEM 11**

---

only by electricity or gas; 4. The manufacture of firearms, not to include the manufacture of ammunition; 5. The manufacture of musical instruments, toys, novelties, and rubber and metal stamps; and 6. Laboratories and establishments for production and repair of jewelry, eye glasses, hearing aids, prosthetic appliances and dental appliances. Retail trade of these activities must accompany the wholesale or production process; be approved

GENERAL COMMENTS: This business district is for the integration of the functional elements of a business or group of businesses which for purposes of security, efficiency and flexibility are located in close proximity or on the same developmental lot. This district provides for the integration of office, assembly and warehousing functions but does not currently allow for manufacturing or processing.

The applicant owns property located north of East Saint Andrew Street, east of Hawthorne Street and south of the South Dakota School of Mines and Technology campus. The property is currently zoned General Commercial District, but is shown on the Future Land Use Plan as Business Park. The applicant intends to expand his business in the future and is seeking to bring the properties into compliance with the Zoning Ordinance, by amending the Business Park Zoning District to allow some limited manufacturing and processing if within a completely enclosed building.

STAFF REVIEW: Staff has reviewed the request to allow some limited manufacturing and processing if within a completely enclosed building as a Conditional Use in the Business Park Zoning District by amending Chapter 17.56.030 of the Rapid City Municipal Code.

**No. 09OA008 - Ordinance Amendment to Amend Chapter 17.56.030 (Business Park District) to allow the following as a conditional use if within a completely enclosed building: 1. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries and food products; 2. The manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, rubber, textiles, tin, iron, steel, wood (excluding saw mill), yard and paint not involving a boiling process; 3. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas; 4. The manufacture of firearms, not to include the manufacture of ammunition; 5. The manufacture of musical instruments, toys, novelties, and rubber and metal stamps; and 6. Laboratories and establishments for production and repair of jewelry, eye glasses, hearing aids, prosthetic appliances and dental appliances. Retail trade of these activities must accompany the wholesale or production process;**

---

**ITEM 11**

The Business Park Zoning District is a mixed used district intended to provide for the integration of the functional elements of a business or group of businesses which for purposes of security, efficiency and flexibility are located in close proximity or on the same developmental lot. Stringent site layout and landscaping requirements are applied to ensure compatibility with neighboring office or general commercial operations and to create a unified park-like environment. The principal uses of land may range from administrative offices to research and development laboratories. Currently, assembly or compounding of goods or products for distribution, packaging and warehousing are allowed as Conditional Uses in the Business Park Zoning District. The addition of some limited manufacturing and processing if completely enclosed in a building is consistent with the existing conditional uses allowed. By requiring a Conditional Use permit for these uses, a site specific analysis and stipulations may be placed on the uses to limit any adverse impact on adjacent developments.

Staff recommends amending Chapter 17.56.030 to the Rapid City Municipal Code as follows:

**17.56.030 Conditional use permits.**

Conditional use permits are as follows:

- A. The assembly or compounding of goods or products for distribution. Retail outlets for sale to the general public shall not be permitted;

**No. 09OA008 - Ordinance Amendment to Amend Chapter 17.56.030 (Business Park District) to allow the following as a conditional use if within a completely enclosed building: 1. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries and food products; 2. The manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, rubber, textiles, tin, iron, steel, wood (excluding saw mill), yard and paint not involving a boiling process; 3. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas; 4. The manufacture of firearms, not to include the manufacture of ammunition; 5. The manufacture of musical instruments, toys, novelties, and rubber and metal stamps; and 6. Laboratories and establishments for production and repair of jewelry, eye glasses, hearing aids, prosthetic appliances and dental appliances. Retail trade of these activities must accompany the wholesale or production process;**

---

**ITEM 11**

- B. Packaging;
- C. The warehousing of supplies, product components, finished product or products accessory to the assembly process. Storage shall take place within a building identified on the approved site plan. Trucks and temporary storage structures may not be used for storage purposes;
- D. Child care centers for the exclusive use of employees of the business park;
- E. Business and vocational schools not involving operations of an industrial nature;
- F. Telecommunication services;
- G. Utility substations;
- H. Heliport;
- I. Planned commercial developments as regulated in §§ 17.50.050 through 17.50.100.
- J. Microcell wireless communications facilities on poles as defined in § 17.50.400B.
- K. The following uses when conducted within a completely enclosed building:
  - 1. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries and food products;
  - 2. The manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, rubber, textiles, tin, iron, steel, wood (excluding saw mill), yard and paint not involving a boiling process;
  - 3. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas;
  - 4. The manufacture of firearms, not to include the manufacture of ammunition;

**No. 09OA008 - Ordinance Amendment to Amend Chapter 17.56.030 (Business Park District) to allow the following as a conditional use if within a completely enclosed building: 1. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries and food products; 2. The manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, rubber, textiles, tin, iron, steel, wood (excluding saw mill), yard and paint not involving a boiling process; 3. The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas; 4. The manufacture of firearms, not to include the manufacture of ammunition; 5. The manufacture of musical instruments, toys, novelties, and rubber and metal stamps; and 6. Laboratories and establishments for production and repair of jewelry, eye glasses, hearing aids, prosthetic appliances and dental appliances. Retail trade of these activities must accompany the wholesale or production process;**

---

**ITEM 11**

5. The manufacture of musical instruments, toys, novelties, and rubber and metal stamps;and
6. Laboratories and establishments for production and repair of jewelry, eye glasses, hearing aids, prosthetic appliances and dental appliances. Retail trade of these activities must accompany the wholesale or production process;

(Ord. 5097 (part), 2005: Ord. 3760 (part), 2001: Ord. 3734 (part), 2001: Ord. 3115 (part), 1994)