

STAFF REPORT

October 26, 2000

CPA #00CA012 - Amendment to the North Rapid Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 1.47 acre parcel from General Commercial to Light Industrial with a Planned Light Industrial Development Overlay

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GENERAL INFORMATION:

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| PETITIONER | Sandra Runde |
| REQUEST | CPA #00CA012 - Amendment to the North Rapid Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 1.47 acre parcel from General Commercial to Light Industrial with a Planned Light Industrial Development Overlay |
| LEGAL DESCRIPTION | Lot D of Lot 1 of Adams Subdivision, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 1.47 Acres |
| LOCATION | 1055 East Chicago Street |
| EXISTING ZONING | General Commercial District |
| SURROUNDING ZONING | |
| North: | Light Industrial District |
| South: | General Commercial District |
| East: | General Commercial District |
| West: | Light Industrial District |
| PUBLIC UTILITIES | City Water and Sewer |
| REPORT BY | Blaise Emerson |

RECOMMENDATION: Staff recommends that the Amendment to the North Rapid Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan, to change the future land use designation on an approximate 1.47 acre parcel from General Commercial to Light Industrial with a Planned Light Industrial Development Overlay be approved.

GENERAL COMMENTS: The property is located in northeast Rapid City one block west of Cambell Street on Chicago Street. An approximate 13,500 square foot metal building is located on the property. A major drainage crosses through the northeast corner of the property. The proposed amendment would reclassify the future land use designation for the

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property from General Commercial to Light Industrial with a Planned Light Industrial Development. The property to the north and west are classified as Light Industrial and the property to the south and east are classified as General Commercial.

STAFF REVIEW: The North Rapid Neighborhood Area Future Land Use Plan is a framework within which development and rezoning proposals can be measured and evaluated. The Plan is intended to guide the orderly growth of the community. The City of Rapid City anticipates that in order for the plans to remain viable and to keep pace with a changing market place, periodic adjustments to reflect changing conditions will be required.

The Future Land Use Committee has reviewed the request and has recommended approval of the request to change the land use designation from General Commercial to Light Industrial with a Planned Light Industrial Development Overlay. This area on the west side of Cambell Street has a mix of commercial and industrial uses. The land uses in the area include new/used car lots, a rental equipment business, trucking/freight terminals and yards, and automotive repair businesses. Many of the uses located in this area are allowed in both the General Commercial and Light Industrial Zoning Districts. The property is currently zoned General Commercial to facilitate a retail business on the property. However, the type of structure constructed is designed to allow for a large storage area with a show room/display area. This type of layout is typically used in Light Industrial uses. Staff is concerned that some of the permitted uses allowed in the Light Industrial Zoning District could impact adjacent properties. The Planned Light Industrial Development overlay could mitigate any potential impacts by limiting the types of uses to those appropriate for this area and by providing sufficient sound and visual buffering to surrounding properties.

Staff is recommending that the request to change the land use designation from General Commercial to Light Industrial with a Planned Light Industrial Development Overlay be approved.