

STAFF REPORT

October 26, 2000

RZN #00RZ041 - Rezoning from General Commercial District to Light Industrial District

ITEM 34

GENERAL INFORMATION:

PETITIONER	Sandra Runde
REQUEST	RZN #00RZ041 - Rezoning from General Commercial District to Light Industrial District
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 Rezoning from General Commercial District to Light Industrial District be approved in conjunction with the associated Planned Light Industrial Development.

GENERAL COMMENTS: The applicant is proposing to rezone the former Eagle Buy-Rite property from General Commercial to Light Industrial with a Planned Light Industrial Development. The property is located northeast Rapid City one block west of Cambell Street on Chicago Street. An approximately 13,500 square foot metal building is located on the property. A major drainage crosses through the northeast corner of the property.

An associated Planned Light Industrial Development request has been submitted for the property. The proposed Planned Light Industrial Development would use 7,500 square feet of the building for warehouse, 3,000 square feet for retail, and 3,000 for office space. The southern portion of the property has been identified as an outdoor storage area that would be screened by a six foot chain link fence with slats.

STAFF REPORT

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RZN #00RZ041 - Rezoning from General Commercial District to Light Industrial District

ITEM 34

STAFF REVIEW: Staff has reviewed this 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 in general.

The subject property was zoned General Commercial in 1994. Prior to that time, the zoning of the property was Light Industrial. The area is a transitional area between commercial and industrial uses. The property to the north and west are currently zoned Light Industrial and the property to the east and south is zoned General Commercial. The land uses in the area include new/used car lots, a rental equipment business, trucking/freight terminals and yards, and automotive repair businesses. These types of uses are consistent with a light industrial area.

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

The intent of the Light Industrial District is to establish areas for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution operations. The Zoning Ordinance requires that these types of uses be completely confined within enclosed structures. The General Commercial District is for personal and business services and the general retail business of the City. Based on the style of the building, a retail/service business is not likely to locate here.

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.

The potential negative impacts on the surrounding commercial property include the following: an increase in heavy truck traffic through the area, an increase in duration of the operation; and, potential undesirable land uses abutting commercial property such as outdoor storage facilities for class III combustibles liquids, coal, coke, and other materials. These impacts could be mitigated through a Planned Light Industrial Development by limiting the types of uses which would be appropriate to this area and by providing sufficient sound and visual buffering to surrounding properties. Also, the existing building does not meet the minimum setbacks in the Light Industrial Zoning District. In order to eliminate non-conforming structure, an associated Planned Light Industrial Development has been submitted.

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October 26, 2000

**RZN #00RZ041 - Rezoning from General Commercial
District to Light Industrial District**

ITEM 34

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 North Rapid Neighborhood Future Land Use Plan identifies the subject property as appropriate for General Commercial land uses. The applicant has submitted an associated Comprehensive Plan Amendment for the subject property. 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. With the proposed change to the North Rapid Neighborhood Future Land Use Plan, Staff finds the rezoning request consistent with all adopted plans.