

STAFF REPORT

April 26, 2001

No. 01RZ006 - Rezoning from Low Density Residential District to Light Industrial District **ITEM 5**

GENERAL INFORMATION:

PETITIONER	Gary Renner for Rapid City School District
REQUEST	No. 01RZ006 - Rezoning from Low Density Residential District to Light Industrial District
LEGAL DESCRIPTION	NE1/4 of the SE1/4 of the NE1/4 less the east 400 feet, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.94 Acres
LOCATION	On the west side of S.D. Highway 79 between East Fairmont Boulevard and East Minnesota Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	General Commercial District
South:	Medium Density Residential District
East:	Light Industrial Zoning District
West:	Medium Density Residential District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Based on the City Council action, Staff recommends that the Planning Commission table the rezoning request from Low Density Residential District to Light Industrial District.

GENERAL COMMENTS: On April 11, 2001, the City Council at a special Council Meeting approved the rezoning request. The Planning Commission's recommendation to the City Council was to continue the request to allow the applicant to submit a Planned Light Industrial Development.

The Rapid School District is proposing to rezone the western portion of their property located on South Cambell Street from Low Density Residential Zoning District to Light Industrial Zoning District. The eastern portion of the property was zoned Light Industrial Zoning District as part of the 1968 Comprehensive Zoning of the City. The applicant is now requesting to zone the remaining portion of the property to Light Industrial Zoning District. The applicant has indicated that this will be the location of the school bus facility for the School District.

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The surrounding property land uses consist of a mobile home park located to the south and west of the subject property, the Pennington County Highway office and yard to the north of the property, and the a small strip mall and trailer sales facility on the east side of Cambell Street/S.D. Highway 79. Access to property is from Cambell Street/S.D. Highway 79 via an approach located on the southern portion of the property and an approach to the service road located near the located northern boundary of the property. Both approaches connect to a frontage road along the west side of Cambell Street/S.D. Highway 79.

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 east half of the Rapid City School District's property is currently being used to warehouse supplies and materials. The property directly to the north of the site is the location of the Pennington County Highway office and yard. The subject property has been used for some limited outdoor storage. The Rapid City School District is proposing to locate their bus yard on the subject property.

In 1986, the City rezoned the property to the south and west to Medium Density Residential and approved a Use On Review to allow a mobile home park. Subsequently, the mobile home park has been developed. The development of the mobile home park on conjunction with the road network established in the residential area located directly west limits the access necessary to support the continuation of existing Low Density Residential development on the subject property.

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

The intent of the Light Industrial Zoning District is to provide areas for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. The location of this area along Cambell Street/S.D. Highway 79 provides access to a main north/south arterial street.

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.

As part of the original Use On Review for the mobile home park, the mobile home park was required to provide a screening fence along their northern border abutting the subject property. This stipulation was required because of the introduction of residential land uses adjacent to an existing Light Industrial land uses. Subsequently in 1997, the City granted a Major Amendment to the Use On Review allowing the mobile home park to waiving the screening fence requirement. At both the Planning Commission and City Council meetings,

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the Rapid City School District objected to the waiving of the screening fence requirement. Any development of the subject property which would require outdoor storage of materials will require the applicant to completely screened those uses.

Staff has been working with the Rapid City School District, Pennington County Highway, and South Dakota Department of Transportation regarding access to the subject property. The owner of the mobile home park has previously expressed concerns regarding the safety of the residents attempting to access onto Cambell Street during peak travel times. Staff is concerned with adding business traffic with a relative slow acceleration ability to this access. Staff is evaluating the access locations and making recommendations to improve the overall traffic at this location. This may include the development of a signalized approach located at the north property line to help elevate turning movement conflicts in this area. The South Dakota Department of Transportation has scheduled this portion of Cambell Street/S.D. Highway 79 for reconstruction in 2004.

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 South Robbinsdale Neighborhood Area future Land Use Plan identifies the subject property as appropriate for Light Industrial land uses. The Major Street Plans identifies Cambell Street/S.D. Highway 79 as a principal arterial. Staff has not identified any conflicts with any of the adopted Development Plans.

Based on the four criteria for review of zoning map amendments established in Section 17.54.040(D)(1), Staff recommends approval of the rezoning request for Low Density Residential Zoning District to Light Industrial Zoning District.