

STAFF REPORT

January 24, 2002

No. 02RZ003 - Rezoning from General Agriculture District to Light Industrial District

ITEM 15

GENERAL INFORMATION:

PETITIONER	Fountain Springs Development
REQUEST	No. 02RZ003 - Rezoning from General Agriculture District to Light Industrial District
EXISTING LEGAL DESCRIPTION	Beginning at the northeast corner of Tract 13-Revised of S.G. Interstate Plaza, thence first course: N13 28'08"E, a distance of 281.01 feet, thence second course: N76 58'30"W, a distance of 400.01 feet, thence third course: S1 30'07"E, a distance of 349.33 feet, thence fourth course: N45 59'38"E, a distance of 22.36 feet, thence fifth course: S84 18'59"E, a distance of 300.31 feet to the point of beginning. Said parcel containing 2.493 acres, more or less, all located in the W1/2 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.493 acres
LOCATION	Northwest of the intersection of North Plaza Drive and Fountain Plaza Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Interstate 90/(County)
South:	Light Industrial District
East:	Light Industrial District
West:	General Agriculture District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/21/2001
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture District to Light Industrial District be approved.

GENERAL COMMENTS: This rezoning request has been submitted to rezone approximately 2.5 acres from General Agriculture Zoning District to Light Industrial Zoning District. The

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property is a portion of the Fountain Springs Golf Course lot and is located directly south of U.S. Interstate 90, north of North Plaza Drive and west of the Coca Cola Bottling Plant. The applicant has indicated that he intends to replat the Fountain Springs Golf Course lot to combine the subject area with the lot located to the south for the purpose of transferring ownership of the property.

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 the City in general.*

All of the properties located on the north side of North Plaza Drive are currently zoned Light Industrial with the exception of the Fountain Springs Golf Course property. The land uses along North Plaza Drive include businesses such as the Coca-Cola Bottling Company of the Black Hills and the Speigel Customer Service Center. The rezoning of the subject property is an appropriate response to the continuation of the Light Industrial development of this area.

2. *The proposed amendments shall be 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. Other light industrial uses exist to the south and east of the subject property.

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 amendment.*

The proposed rezoning would allow for the continuation of Light Industrial uses within the area. The adjacent light industrial land uses should not be adversely affected by any use permitted in the Light Industrial Zoning District.

4. *The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.*

The 1976 Rapid City Comprehensive Plan Five Year identified this area as industrial. The area has developed into a mixture of industrial, commercial, and residential areas. The location of this request would be a continuation of the light industrial uses. Staff has noted that the Major Street Plan identifies North Plaza Drive as an arterial street. The Street Design Criteria Manual requires a 100 foot right of way width for arterial streets. North Plaza Drive has been constructed within a 66 foot wide right of way.

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The applicant should be aware that the dedication of seventeen feet of right of way will be required as a part of the platting of any lots that abut North Plaza Drive. Staff review indicates that the proposed rezoning is in general compliance with the other above stated plans.

A sign noting that a rezoning hearing is pending has been posted on the lot. Staff has not received any inquiries regarding this proposed rezoning.