

STAFF REPORT
April 8, 2004

No. 04RZ018 - Rezoning from General Agriculture District to Light Industrial District **ITEM 35**

GENERAL INFORMATION:

PETITIONER	Franklin Simpson for Fountain Springs Development
REQUEST	No. 04RZ018 - Rezoning from General Agriculture District to Light Industrial District
EXISTING LEGAL DESCRIPTION	A parcel of land described by metes and bounds as beginning at the southwest corner of Tract L of the Fountain Springs Business Park: Thence first course: N89°23'38"E - 203.63 feet; thence second course: S00°36'37"E - 555.42 feet; thence third course: S89°25'48"W - 124.89 feet; thence fourth course: N08°41'27"W - 560.92 feet; said parcel located in the SW1/4 NE1/4 and NW1/4 SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, containing 2.0949 acres, more or less and to be further described in platting as: Tract N of the Fountain Springs Business Park formerly a portion of Tract C-R-3 of Fountain Springs Golf Course and Gardens located in the SW1/4 NE1/4 and NW1/4 SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.0949 acres
LOCATION	Along Fountain Plaza Drive between N. Plaza Drive and South Plaza Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Commercial District
East:	General Agriculture District
West:	General Agriculture District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	03/11/2004
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the public hearing on the Rezoning from General Agriculture District to Light Industrial District be continued to the May 6, 2004 Planning Commission meeting.

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GENERAL COMMENTS: This undeveloped property contains approximately 2.0949 acres and is located west and adjacent to Fountain Plaza Drive. The property was annexed in 1982 and zoned General Agriculture District. The property located north of the subject property is zoned Light Industrial District. The property located south of the subject property is zoned General Commercial District. The property located east and west of the subject property is zoned General Agriculture District.

In conjunction with this rezone application, the property owner has submitted a Layout and Preliminary Plat application (04PL036) and a Subdivision Variance application (04SV019).

STAFF REVIEW: Staff has reviewed this proposed rezoning application and noted that the property is located in an area where the land use is General Agriculture. As such, an Amendment to the Comprehensive Plan to change the land use from General Agriculture to Light Industrial is required. The property owner has submitted an application for an Amendment to the Comprehensive Plan to be heard at the May 6, 2004 Planning Commission meeting. Therefore, staff is recommending that the application to rezone the property from General Agriculture District to Light Industrial District be continued to the May 6, 2004 Planning Commission meeting to allow it to be considered in conjunction with the Amendment to the Comprehensive Plan application.

As of this writing, the required rezoning sign has been posted on the property but the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the April 8, 2004 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed rezoning at the time of this writing.