

STAFF REPORT  
November 4, 2004

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**No. 04RZ047 - Rezoning from Heavy Industrial District to Office Commercial District**      **ITEM 15**

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GENERAL INFORMATION:

PETITIONER	MikeTennyson and Pat Tlustos
REQUEST	<b>No. 04RZ047 - Rezoning from Heavy Industrial District to Office Commercial District</b>
EXISTING LEGAL DESCRIPTION	The unplatted portion of the W1/2 NW1/4 SE1/4 and Block 1, North Riverside Addition; all located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.0 acres
LOCATION	1350 West Chicago Street
EXISTING ZONING	Heavy Industrial District/Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/08/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Rezoning from Heavy Industrial District to Office Commercial District be continued to the November 24, 2004 Planning Commission meeting at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Rezoning request to change the zoning designation of the above legally described property from Heavy Industrial District to Office Commercial District. In addition, the applicant has submitted a Planned Development Designation request for the subject property.

The property is located at the western terminus of W. Philadelphia Street and W. Chicago Street. Currently, the Federal Beef Processing Plant is located on the property; however, the plant is not operational at this time.

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STAFF REVIEW:

Upon review of the Rezoning request, staff has noted that the northern 640 feet of the subject property is currently zoned Park Forest District. In addition, a small portion of the southeast corner of the subject property is currently zoned Flood Hazard District. Staff has also noted that the North Rapid Neighborhood Future Land Use Map identifies the appropriate use of the northern 750 feet of the property as a Planned Residential Development with a maximum density of one dwelling unit per three acres. As such, the applicant has requested that the Rezoning request be continued to the November 24, 2004 Planning Commission meeting to be heard in conjunction with the Rezoning request from Park Forest to Office Commercial and the Comprehensive Plan Amendment to the North Rapid Neighborhood Future Land Use Plan. In addition, the applicant has indicated that this Rezoning request will be amended to remove that portion of the property currently zoned Flood Hazard District. Staff is recommending that the Rezoning request be continued as requested by the applicant.