

STAFF REPORT  
January 6, 2005

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**No. 04RZ062 - Rezoning from Light Industrial to Medium Density Residential District**      **ITEM 28**

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GENERAL INFORMATION:

PETITIONER	Don Wrede-TSP for Rob Poeppel
REQUEST	<b>No. 04RZ062 – Rezoning from Light Industrial to Medium Density Residential District</b>
EXISTING LEGAL DESCRIPTION	All that portion of Block 4 of Feigel Subdivision located in the NE1/4 SE1/4 of Section 31, T2N, R8E, BHM, Pennington County, Rapid City, South Dakota, as shown by the plat of record, more particularly described as follows: commencing at the southwest corner of Lot 2, Block 4 of Feigel Subdivision; thence S89°58'42"W along the south boundary of Block 4 a distance of 250 feet; thence N00°00'01"W a distance of 290.17 feet; thence N89°57'41"E parallel with the north boundary of Block 4, a distance of 249.65 feet; thence S00°00'01"E along the west boundary of Lots 1 and 2, Block 4 of Feigel Subdivision, a distance of 290.14 feet to the Point of Beginning, said parcel containing 1.66 acres more or less,
PARCEL ACREAGE	Approximately 1.66 acres
LOCATION	900 E Watertown St.
EXISTING ZONING	Light Industry District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District
East:	Light Industry District
West:	Light Industry District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/10/2004
REVIEWED BY	Todd Tucker / Bob Dominicak

RECOMMENDATION:

Staff recommends that the request to rezone 1.66 acres from Light Industrial to Medium Density Residential District be approved in conjunction with the associated Comprehensive Plan Amendment and Planned Residential Development – Initial Development Plan.

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GENERAL COMMENTS: The subject property is located north of East Watertown Street between Riley Avenue and North Cherry Avenue. The subject property is currently zoned Light Industrial. The property is located adjacent to Medium Density Residential properties to the north. The properties located to the east and west are zoned Light Industrial. The properties located to the south of the subject property are zoned General Commercial. The applicant is requesting the property be rezoned from Light Industrial to Medium Density Residential. The Comprehensive Plan and the North Rapid Area Future Land Use Map identify the subject property as appropriate for Light Industrial development. The applicant has also submitted a request to amend the North Rapid Area Future Land Use Map from Light Industrial to Medium Density Residential (04CA066), and for a Planned Residential Development – Initial Development Plan (04PD081).

STAFF REVIEW: Staff has reviewed this proposed rezoning 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 annexed into the City of Rapid City in 1888. The subject property is currently void of any structural development. The property is located in an area with numerous residential zoned properties. The location of the subject property in relation to other Medium Density Residentially zoned properties supports the request to rezone this property.

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

Medium Density Residential Zoning Districts are intended to provide for medium to high population density with the principal uses of land ranging from single-family to multiple-family apartment uses. This area of the city, north of East North Street and east of LaCrosse street is an area of established residential development. The adjacent properties located to the north of the subject property are currently zoned Medium Density Residential. Due to the existing zoning of the adjacent properties and the properties in close relation to the subject property, rezoning the subject property would appear to be consistent with the intent and purposes of this ordinance.

*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 subject property is located adjacent to a Medium Density Residential Zoning District on the north. However, the additional review provided by the Planned Residential Development will insure that possible adverse impacts of the future development will be adequately mitigated with respect to the industrial and commercial properties located adjacent to the subject property.

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*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 Comprehensive Plan identifies the subject property as appropriate for a Light Industrial Zoning District. As previously indicated the applicant has also submitted a request to amend the North Rapid Area Future Land Use Plan from Light Industrial to Medium Density Residential with a Planned Residential Development. If that request is approved, the proposed rezoning will be consistent with the adopted Comprehensive Plan.

Staff recommends that the Rezoning request be approved in conjunction with the associated Amendment to the Comprehensive Plan and Planned Residential Development – Initial Development Plan.