

STAFF REPORT  
February 10, 2005

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**No. 04RZ063 - Rezoning from Public District to Light Industrial District**      **ITEM 17**

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GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Bailey Associates, Inc.
REQUEST	<b>No. 04RZ063 - Rezoning from Public District to Light Industrial District</b>
EXISTING LEGAL DESCRIPTION	The unplatted SW1/4 SW1/4, Section 26, T2N, R7E, BHM, and the unplatted E1/2 NE1/4, Section 34, T2N, R7E, BHM, and the unplatted SE1/4 SE1/4, Section 27, T2N, R7E, BHM, all located in Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 160 acres
LOCATION	East of Rand Road and south of South Plaza Drive
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Light Industrial District - General Agriculture District - Medium Density Residential District - Medium Density Residential District (Planned Residential Development) - Light Industrial District (Planned Commercial Development)
South:	Park Forest District - General Agriculture District
East:	Park Forest District - General Agriculture District
West:	Light Industrial District - Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/20/2004
REVIEWED BY	Todd Tucker / Curt Huus

RECOMMENDATION:

Staff recommends that the Rezoning from Public District to Light Industrial District be **denied without prejudice**.

GENERAL COMMENTS: (This Staff Report was revised on February 1, 2005. All revised and/or added text is shown in bold text.) This item was continued at the January 27, 2005 Planning Commission meeting at the applicants request. The applicant has submitted four new Rezoning applications with revised zoning requests which better conform to the zoning of the surrounding properties.

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The subject property is located east of Deadwood Avenue at the eastern terminus of Commerce Road. The subject property is also located south of South Plaza Drive and Harmony Heights Lane and north of West Chicago Street. The subject property is currently zoned Public. The property is located adjacent to a Low Density Residential property to the west and numerous Light Industrial zoned properties to the west and north. The subject property is also located adjacent to General Agricultural zoned properties to the north, east and south. There are also Medium Density Residential zoned properties located to the north of the subject property. The property located to the south and east of the subject property are zoned Park Forest Zoning District. The Comprehensive Plan and the Future Land Use Plan identify the subject property as appropriate for Industrial, General Agricultural and Park Forest development. The applicant has also submitted a request to amend the Future Land Use Plan from General Agricultural (04CA067) and Park Forest (04CA068) to Light Industrial. The applicant is requesting the subject property be rezoned from Public Zoning District to Light Industrial Zoning District.

Staff recommends the Rezoning request be **denied without prejudice at the applicants request as the applicant has revised the request and submitted new Rezoning applications.**