

STAFF REPORT
February 24, 2005

No. 05RZ004 - Rezoning from Public District to Business Park District **ITEM 30**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Bailey Associates, Inc.
REQUEST	No. 05RZ004 - Rezoning from Public District to Business Park District
EXISTING LEGAL DESCRIPTION	the SE1/4 SE1/4 of Section 27, T2N, R7E, BHM less the west 420 feet thereof and the E1/2 NE1/4 of Section 34, T2N, R7E, BHM, less the west 420 feet thereof, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 81.81 acres
LOCATION	At the eastern terminus of Commerce Road
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Light Industrial and General Agriculture District
South:	General Agriculture District
East:	Public and General Agriculture District
West:	Public District
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Linda Foster / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Rezoning from Public District to Business Park District be approved contingent upon the Comprehensive Plan amendment being approved.

GENERAL COMMENTS: The applicant is requesting to rezone approximately 81.81 acres located at the eastern terminus of Commerce Road. The property is currently zoned Public District. The property located north of the subject property is currently zoned Light Industrial District. The property located south of the subject property is currently zoned General Agriculture District. The property located to the east is zoned Public District and General Agriculture District and the property to the west of the subject property is currently zoned Public District. An application to amend the Comprehensive Plan to change the future land use designation from Park Forest to Business Park (05CA003) has also been submitted in conjunction with this rezoning request.

STAFF REPORT
February 24, 2005

No. 05RZ004 - Rezoning from Public District to Business Park District **ITEM 30**

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 is 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 is currently zoned Public District. Adjacent properties have been developed into Light Industrial uses. The subject property is currently void of any construction but is located in an area of transition between light industrial and residential uses. The proposal to rezone the subject property to Business Park District is an appropriate transition between existing industrial and residential uses.

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

The Business Park Zoning District is established for the integration of office, assembly and warehousing functions but does not provide for general retail, fabrication or processing. Properties located north of the subject property are currently zoned Light Industrial and General Agriculture District, south of the subject property is zoned General Agriculture District, west of the subject property is currently zoned Public District and the property east of the subject property is zoned Public and General Agriculture District. Since the subject property is in a transitional area, Business Park District is an appropriate zoning designation.

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.*

Access to the subject property will need to be established. Sewer and water services are currently located in South Plaza Drive to the north of the subject property and will need to be extended. Otherwise, there does not appear to be any adverse affect that would occur as a result of the amendment.

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 Park Forest Land use(s). An amendment to the Comprehensive Plan to change the land use on the subject property from Park Forest to Business Park (05CA003) has been submitted in conjunction with this rezoning. If the Comprehensive Plan amendment is approved, the proposed use will be consistent with the adopted plan.

Staff recommends that the request to rezone this property from Public District to Business Park District be approved contingent upon the Comprehensive Plan amendment being approved.

STAFF REPORT
February 24, 2005

No. 05RZ004 - Rezoning from Public District to Business Park District ITEM
