

STAFF REPORT
February 24, 2005

No. 05RZ005 - Rezoning from Public District to Light Industrial District **ITEM 31**

GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying & Consulting Engineers for Bailey Associates, Inc.
REQUEST	No. 05RZ005 - Rezoning from Public District to Light Industrial District
EXISTING LEGAL DESCRIPTION	The west 420 feet of the SE1/4 SE1/4 of Section 27 and the west 420 feet of the E1/2 NE1/4 of Section 34, all in T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 38.18 acres
LOCATION	At the eastern terminus of Commerce Road
EXISTING ZONING	Public District
SURROUNDING ZONING	
North:	Light Industrial District
South:	General Agriculture District
East:	Public District
West:	Light Industrial 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 Light Industrial District be approved contingent upon the Comprehensive Plan amendments being approved.

GENERAL COMMENTS: The applicant is requesting to rezone approximately 38.18 acres located at the eastern terminus of Commerce Road. The property is currently zoned Public District. The property located north and west 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 of the subject property is currently zoned Public District. Applications to amend the Comprehensive Plan to change the future land use designation from Park Forest and Agriculture to Light Industrial (05CA004 & 05CA005) have also been submitted in conjunction with this rezoning request.

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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 a primarily industrial area. The proposal to rezone the subject property to Light Industrial District is consistent with the industrial development in the area.

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

The Light Industrial Zoning District is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. Properties located north and west of the subject property are currently zoned Light Industrial District, south of the subject property is zoned General Agriculture District and the property east of the subject property is currently zoned Public District. The subject property is located in an industrial area so the request to change the zoning on the property from Public District to Light Industrial District appears to be consistent with uses in the surrounding area.

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 Light Industrial Zoning Districts. Water and sewer are located in South Plaza Drive to the north of the subject property and will need to be extended. Staff is not aware of any significant adverse effects that would result from rezoning the subject property from public District to Light Industrial District.

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). Amendments to the Comprehensive Plan to change the land use on the subject property from Park Forest and Agriculture to Light Industrial (05CA004 & 05CA005) have 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 Light Industrial District be approved contingent upon the Comprehensive Plan amendments being approved.