

STAFF REPORT

April 7, 2005

No. 05DU001 - Request for a Determination of Use that a towing company be allowed as a permitted use in a Light Industrial Zoning District

ITEM 9

GENERAL INFORMATION:

PETITIONER	Marty Jacob for MBJ Company, Inc.
REQUEST	No. 05DU001 - Request for a Determination of Use that a towing company be allowed as a permitted use in a Light Industrial Zoning District
EXISTING LEGAL DESCRIPTION	Lots 1 thru 8 inclusive and Lots 21 thru 28 inclusive in Block 7 and Lots 1 thru 7 inclusive in Block 12; all located in Northside Addition, NW1/4 Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.58 Acres
LOCATION	826 East Monroe Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	3/8/2005
REVIEWED BY	Todd Tucker / Michelle Horkey

RECOMMENDATION:

Staff recommends that the request for a Determination of Use be approved to allow a towing company with all towed vehicles being stored either within a building or in an area outside of a required front yard and screened with an opaque fence at least six feet in height in the Light Industrial Zoning District.

GENERAL COMMENTS: Section 17.22.020 (E) of the Rapid City Municipal Code states that other uses of the same general character as those previously listed deemed appropriate by the City Council may be approved as a permitted use in the Light Industrial Zoning District. The applicant is requesting a Determination of Use that allows a towing company as a permitted use in the Light Industrial Zoning District.

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STAFF REVIEW: Staff has reviewed the following request based on the requirements of the Rapid City Municipal Code and has noted the following issues:

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 in which operations are conducted so that noise, odor, dust and glare are completely confined within an enclosed building.

The Light Industrial Zoning District allows other uses with the same general character as a towing company. Those uses include new and used vehicle sales and rentals with repair as an accessory use, service establishments and filling stations with vehicle repair as an accessory use and vehicle repair establishments, provided that all body and/or mechanical repair work shall be completed within an enclosed area. The ordinance further requires that vehicle repair establishments must have all inoperable vehicles stored within a building or within a side or rear yard which is screened with an opaque fence at least six feet in height. The code limits the number of inoperable vehicles stored within a screened yard to not more than one per 400 square feet of building floor area used for vehicle repair; although, a minimum of two inoperable vehicles per establishment may be permitted to be stored in a screened yard.

Staff feels that a towing company is similar in nature to the previously mentioned uses allowed in the Light Industrial Zoning and would be appropriate in the Light Industrial Zoning District with similar development standards. As such, staff recommends that the request for a Determination of Use be approved to allow a towing company with all towed vehicles being stored either within a building or in an area outside of a required front yard and screened with an opaque fence at least six feet in height in the Light Industrial Zoning District