

STAFF REPORT  
September 8, 2005

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**No. 05RZ050 - Rezoning from General Commercial District to Light Industrial District** **ITEM 23**

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GENERAL INFORMATION:

PETITIONER	Mark and Sandra Armstrong d/b/a Sand Mark II, LLC
REQUEST	<b>No. 05RZ050 - Rezoning from General Commercial District to Light Industrial District</b>
EXISTING LEGAL DESCRIPTION	Lot I of Tract A of Schlottman Addition, located in, Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.300 acres
LOCATION	2302 East Saint Andrew Street
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/5/2005
REVIEWED BY	Linda Foster / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Rezoning from General Commercial District to Light Industrial District be approved contingent upon the associated Comprehensive Plan Amendment (05CA034) being approved.

GENERAL COMMENTS: The applicant is proposing to rezone the above legally described property from General Commercial District to Light Industrial District. The property is located at 2302 East Saint Andrew Street and was formerly Rapid Skate. The subject property is currently zoned General Commercial District. The properties adjacent to the subject property on the north, south, east and west sides are all zoned Light Industrial District. The applicant is proposing to locate an engraving business on the property. The use is permitted in the Light Industrial District but not in the General Commercial District.

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).

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- 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.*

Staff is unaware of any substantially changed or changing conditions. However, it should be noted that the rezoning of the property would eliminate what appears to be a spot zoning of property.

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

The intent of the Light Industrial District should not impose any adverse affects upon the surrounding properties or any other part of the City. The applicant is proposing to locate an engraving business on the property. The zoning ordinance requires that these types of uses be conducted so that noise, odor, dust and glare are completely confined within an enclosed structure. Light industrial uses currently exist to the north, south east and west of the subject property. The proposed rezoning request would allow for the continuation of light industrial uses within the 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.*

Rezoning the property to Light Industrial District should not impose any significant adverse affects upon the surrounding properties or any other part of the City. The applicant is proposing to locate an engraving business on the property. As previously indicated, the Light Industrial District requires that any proposed use be conducted so that noise, odor, dust and glare are completely confined within an enclosed structure. Any future use of the property must continue to conform to the requirements of the Zoning Ordinance.

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 1980 Rapid City Future Land Use Plan identifies this property as Residential. The applicant has also applied for a Comprehensive Plan Amendment (05CA034) to change the Future Land Use Designation from Residential to Light Industrial. If the requested amendment is approved, this rezoning request will be consistent with the City's Comprehensive Plan.

Staff's review indicates that the proposed rezoning request is in general compliance with the criteria established for review.