

STAFF REPORT
January 5, 2012

No. 11RZ028 - Rezoning from General Agriculture District to Light Industrial District **ITEM 9**

GENERAL INFORMATION:

APPLICANT	Century Resources, Inc.
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	Century Resources, Inc.
REQUEST	No. 11RZ028 - Rezoning from General Agriculture District to Light Industrial District
EXISTING LEGAL DESCRIPTION	A portion of the NE1/4 of the SW1/4 of Section 32, T2N, R8E, B.H.M., Rapid City, Pennington County, South Dakota more fully described as follows: Commencing at the southeasterly corner of Lot 5 of Block 1 of Menard Subdivision, common to a point on the westerly edge of the right-of-way of East Anamosa Street, and the Point of Beginning; Thence, first course: southeasterly, curving to the right on a curve with a radius of 800.00 feet, a delta angle of 15°14'35", an arc length of 212.83 feet, a chord bearing of S07°44'51"E, and a chord distance of 212.21 feet, to a point of tangency; Thence, second course: S00°07'33"E, a distance of 414.06 feet, Thence, third course: S44°59'57"W, a distance of 14.11 feet; Thence, fourth course: N89°52'32"W, a distance of 476.45 feet; Thence, fifth course: N00°07'28"E, a distance of 497.46 feet, to the southwesterly corner of said Lot 5 of Block 1 of Menard Subdivision; Thence, sixth course: S89°52'32"E, along the southerly boundary of said Lot 5 of Block 1 of Menard Subdivision, a distance of 317.97 feet, to an angle point on the southerly boundary of said Lot 5 of Block 1 of Menard Subdivision; Thence, seventh course: N45°16'55"E, along the southerly boundary of said Lot 5 of Block 1 of Menard Subdivision, a distance of 194.01 feet, to the southeasterly corner of Lot 5 of Block 1 of Menard Subdivision, common to a point on the westerly edge of the right-of-way of East Anamosa Street, and the Point of Beginning
PARCEL ACREAGE	Approximately 5.802 acres
LOCATION	On the south side of East Anamosa Street southeast of the intersection East Anamosa Street and North Creek Drive

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EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Light Industrial District (Planned Development Designation)
South:	Heavy Industrial District - General Commercial District
East:	General Agriculture District
West:	General Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/8/2011
REVIEWED BY	Robert Laroco / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Rezoning from General Agriculture District to Light Industrial District be continued.

GENERAL COMMENTS: The applicant has submitted a request for a rezone. In particular, the applicant has requested to rezone approximately 5.802 acres of land from General Agriculture District to Light Industrial District.

The applicant has also submitted an associated Comprehensive Plan Amendment (File #11CA017) to change the future land use designation from Commercial to Industrial and an associated Preliminary Plat (File #11PL068) to create one 5.802 acre lot and fully build out East Anamosa Street along the eastern edge of the property.

The property is located at the eastern terminus of East Anamosa Street. The Preliminary Plat, Comprehensive Plan Amendment, and Rezone requests are all for a portion of a larger unplatted parcel of approximately 25.63 acres of land. The land is currently undeveloped.

STAFF REVIEW: On December 29, 2011, the Future Land Use Committee met and recommended that the associated Comprehensive Plan Amendment be continued to allow the applicant an opportunity to meet with the Committee in order to further discuss the request. As such, staff recommends that the Rezone request associated with the Comprehensive Plan Amendment also be continued.