

STAFF REPORT

September 7, 2000

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**RZN #00RZ034 - Rezoning from Office Commercial  
District to Light Industrial District**

**ITEM 21**

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GENERAL INFORMATION:

PETITIONER	Timberline Corp.
REQUEST	<b>RZN #00RZ034 - Rezoning from Office Commercial District to Light Industrial District</b>
LEGAL DESCRIPTION	Tract G of Fountain Springs Business Park, Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.001 Acres
LOCATION	At South Plaza Drive and Plaza Boulevard
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Light Industrial District (PDD)
East:	Office Commercial District
West:	Light Industrial District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Rezoning from the Office Commercial Zoning District to the Light Industrial Zoning District be approved in conjunction with a Planned Development Designation.

GENERAL COMMENTS: The applicant is requesting to rezone a 2.001 acre parcel with 381 feet of frontage on South Plaza Boulevard from Office Commercial to Light Industrial. The property is located in the Fountain Springs Business Park. In 1997, the subject property was platted and subsequently rezoned to Office Commercial. The applicant has indicated that he proposes to expand the Timberline Corporation located to the west of the subject property. The Timberline Corporation manufactures decals for souvenir items.

STAFF REVIEW: City Staff evaluated the proposed rezoning as it relates to the four criteria for the review of zoning map amendments. 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 the City in general.*

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The Fountain Springs Business Park has been developing with a mixture of light industrial uses and office uses. The initial light industrial development in this area has, with the development of the Speigel Customer Service Facility, seen more office oriented development. The recent development of the Fiberswitch plant in the area has introduced light industrial development into the area. The property is located at the eastern edge of the light industrial development of the area. Currently there are light industrial uses located directly to the west of the subject property. The surrounding area has not seen any substantial changes since the 1997 rezoning of the property to Office Commercial. The office commercial development has been used as a transition between the light industrial properties to the west and residential development to the east. With the neighboring property to the east being developed with light industrial uses, Staff can support the request only if a Planned Development accompanies the rezoning request. The Planned development will insure that any impact of the light industrial uses can be mitigated in this transitional area between office commercial uses and light industrial uses.

2. *The proposed amendments shall be consistent with the intent and purposes of this ordinance.*

The intent of the Light Industrial District is to establish areas for light manufacturing and assembly plants, processing, storage, warehousing, and wholesaling and distribution operations. The Zoning Ordinance requires that these types of uses be completely confined within enclosed structures. Other light industrial uses exist to the northwest and west of the subject property.

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 amendment.*

The proposed rezoning would allow for the continuation of Light Industrial uses within the area. With a Planned Light Industrial Development, the potential negative impacts from these types of activities can be mitigated with the Office Commercial uses to the northeast.

4. *The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.*

The 1976 Rapid City Five Year Comprehensive Plan identified this area as industrial. However, the area has developed into a mixture of industrial, commercial, and residential areas. The location of this request would be a continuation of the light industrial uses. Staff's review indicates that the proposed rezoning is in general compliance with the other above stated plans.