



CITY OF RAPID CITY

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MEMORANDUM

TO: Planning Commission

FROM: Fletcher Lacock, Planner III

DATE: January 16, 2019

RE: File #18OA021 - An Ordinance to revise the uses permitted in the Light Industrial District by amending Section 17.22.020 of the Rapid City Municipal Code

The purpose of the Ordinance Amendment is to clarify the permitted uses in the Light Industrial District by removing a duplicate use and adding utility substations as a permitted use. The proposed Ordinance Amendment will address the following:

- Section 17.22.020(C)23 of the Rapid City Municipal Code (RCMC) identifies the "Manufacture of ammunition and retail sales of firearms and ammunition" as a permitted use. This is a repeat of Section 17.22.020(C)21 of the RCMC. The proposed ordinance Amendment will remove the duplicate use. The manufacture of ammunition and retail sales of firearms and ammunition will continue to be a permitted use in the Light Industrial District; and,
- The Ordinance Amendment will replace the previous section with "Utility Substations". The intent is to allow utility substations as a permitted use unless there is a residential district or dwelling within 250 feet of the property. The 250 foot buffer is the standard distance that a conditional use would have to send out notification letters. If there is a dwelling or residential use within 250 feet, then the utility substation will be reviewed as a Conditional Use Permit requiring a Public hearing and notification requirements.

Staff recommends that the Ordinance Amendment to clarify the permitted uses in the Light Industrial District be approved.



EQUAL OPPORTUNITY EMPLOYER