



Rapid City Planning Commission

Rezoning Project Report

April 20, 2017

Item #3
Applicant Request(s)
Case # 17RZ012 – Rezoning request from Light Industrial District to General Agricultural District
Companion Case(s) N/A

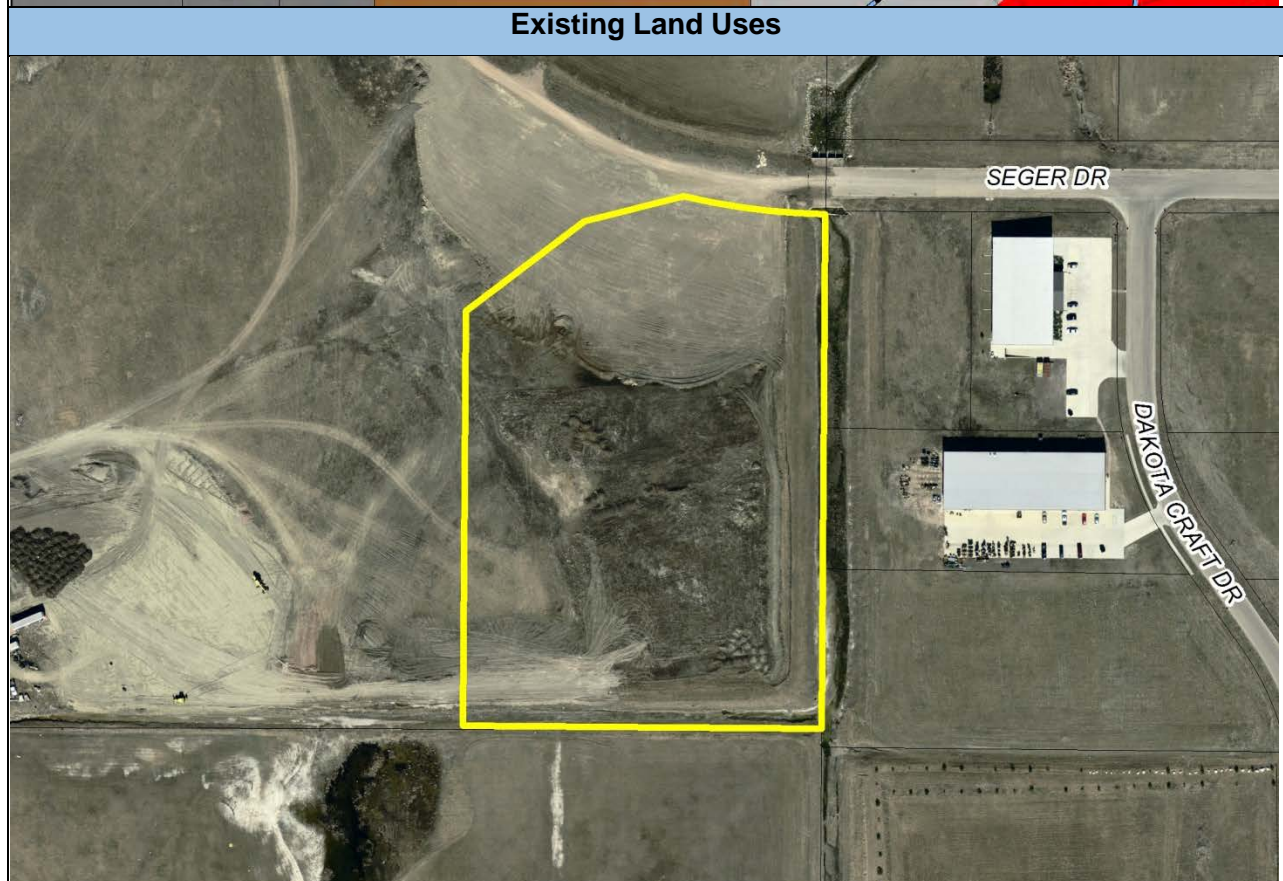
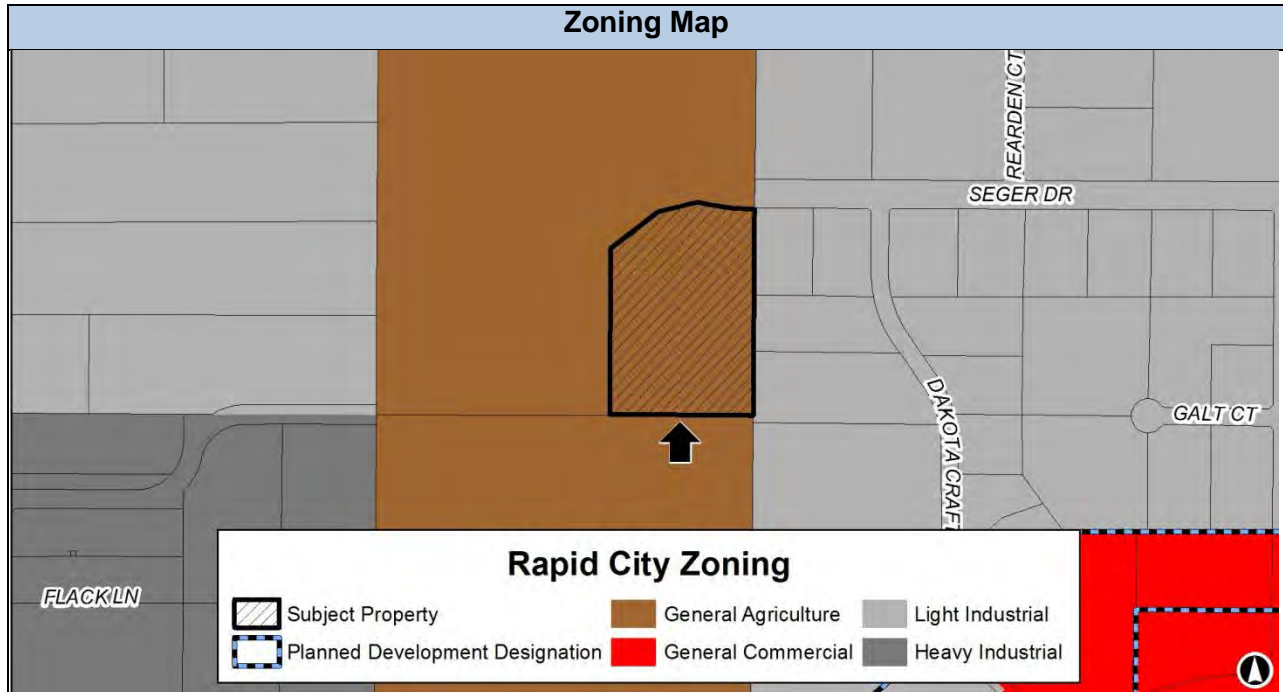
Development Review Team Recommendation(s)
Acknowledge the applicant's withdrawal of the Rezoning request.

Project Summary Brief
<p>The applicant has submitted a Rezoning request to change the zoning designation from Light Industrial District to General Agricultural District for a parcel of land approximately 8 acres in size. The applicant has indicated that the proposed development of the property with an industrial structure will be moving forward and has subsequently requested that the application be withdrawn from consideration before the Planning Commission. As such, staff recommends that the applicant's withdrawal be acknowledged.</p>

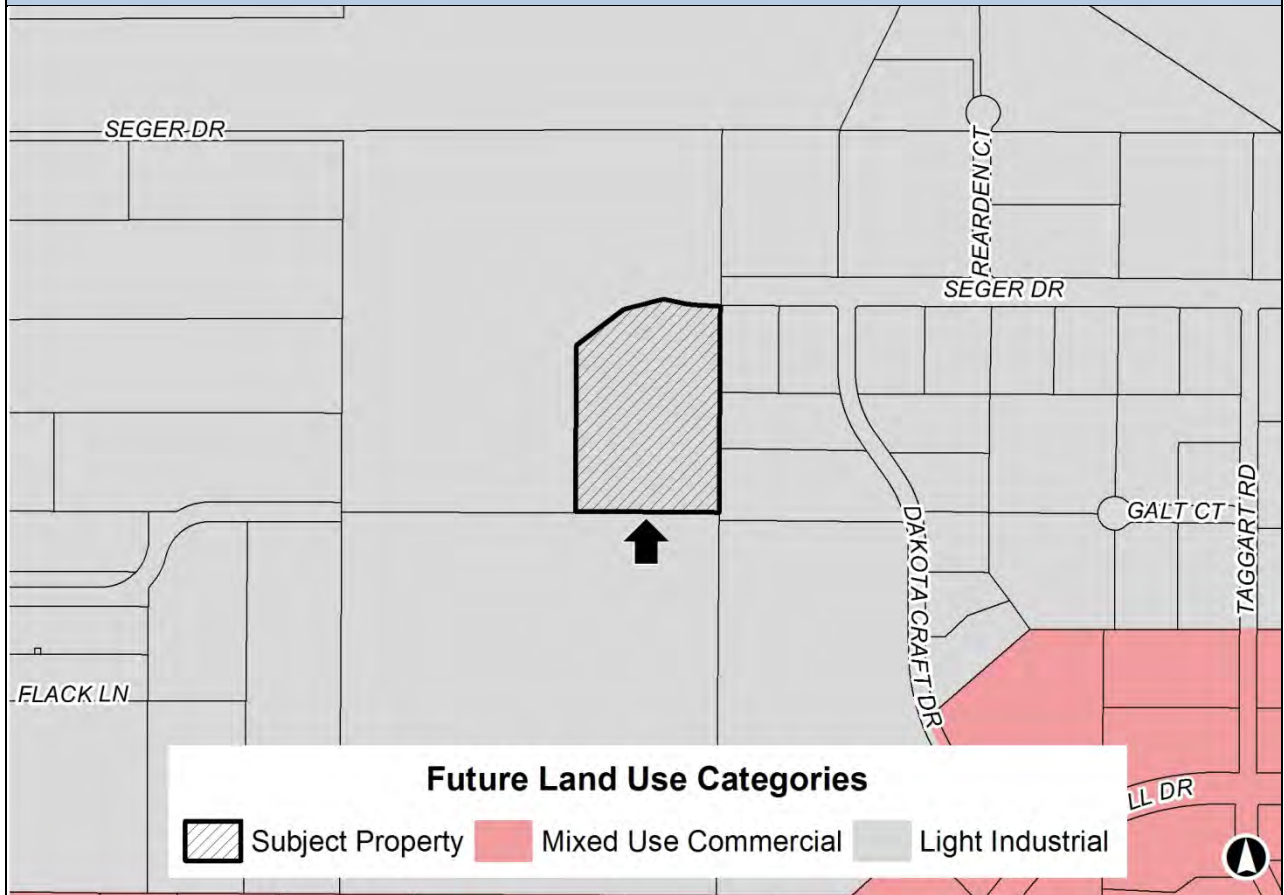
Applicant Information	Development Review Team Contacts
Applicant: A and J Meier LLC	Planner: Fletcher Lacock
Property Owner: A and J Meier LLC	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: N/A	School District: N/A
Surveyor: N/A	Water/Sewer: Ted Johnson
Other: KTM Design Solutions	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Approximately 435 feet southwest of the intersection of Seger Drive and Dakota Craft Drive
Neighborhood	Northeast
Subdivision	Section 28, T2N, R8E
Land Area	8 acres
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Seger Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	West River Electric
Floodplain	N/A

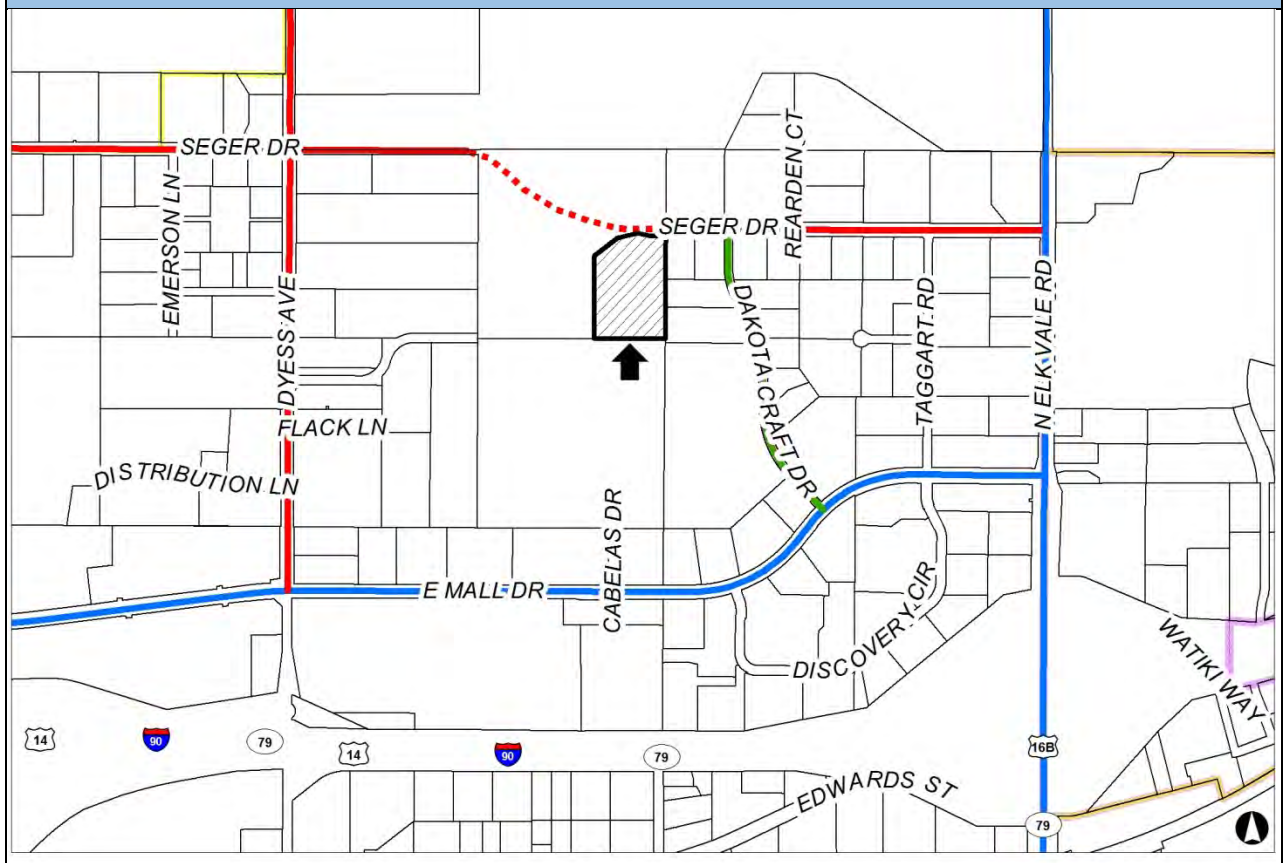
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LI	LI	Void of structural development
Adjacent North	GA	LI	Void of structural development
Adjacent South	GA	LI	Void of structural development
Adjacent East	LI	LI	Industrial structures
Adjacent West	GA	LI	Void of structural development



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
16RZ035	02/06/2017	Rezoning from General Agricultural District to Light Industrial District	City Council approved
16PL139	02/03/2017	Preliminary Subdivision Plan to create one lot	City Council approved
Relevant Zoning District Regulations			
Light Industrial District	Required	Proposed	
Lot Area	20,000 square feet	Approximately 348,480 square feet	
Lot Frontage / Lot Width	N/A	200 feet	
Maximum Building Heights	4 stories, 45 feet	N/A	
Maximum Density	75%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	25 feet	N/A	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	None proposed	

Planning Commission Recommendation and Stipulations of Approval
Staff recommends acknowledgement of the applicant's withdrawal of the Rezoning request.