

STAFF REPORT

February 8, 2001

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**ORDINANCE #000A009 - Ordinance Amendment**

**ITEM 4**

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GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>ORDINANCE #000A009 - Ordinance Amendment</b>
LEGAL DESCRIPTION	An Ordinance amending Section 17.08.030 to allow churches or similar places of worship, with accessory structures, but not including missions or revival tents as a Use On Review in the Park Forest Zoning District
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Ordinance Amendment be approved.

GENERAL COMMENTS: The Planning Commission on November 22, 2000 directed Staff to proceed with an amendment to the Zoning Ordinance to allow churches as a Use on Review in the Park Forest Zoning District. Currently churches are not allowed as either a Permitted Use or Use on Review in the Park Forest Zoning District. Staff has noted that all other residential zoning districts in Rapid City allow churches or similar places of worship as a Use on Review.

STAFF REVIEW: Staff is recommending approval of the attached Ordinance Amendment subject to final approval by the City Attorney. As noted, all other residential Zoning Districts allow churches as a Use on Review. According to Chapter 17.08.010 of City Code, the Park Forest Zoning District is intended to "...provide the city with an area to be preserved for its natural beauty and open character." Single family homes are allowed as a Permitted Use within the Park Forest Zoning District. Some of the Uses Permitted on Review include: parks, utility substations, cemeteries, child care centers, and golf courses. Staff believes the addition of churches is consistent with the intent of the Park Forest Zoning District and with the other uses already allowed in the district.