

STAFF REPORT

February 8, 2001

ORDINANCE #000A011 - Ordinance Amendment

ITEM 6

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	ORDINANCE #000A011 - Ordinance Amendment
LEGAL DESCRIPTION	An Ordinance amending Sections 17.30.030 and 17.32.030 to include childcare centers as an additional use permitted on review in the Shopping Center-1 and Shopping Center-2 Zoning Districts
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Ordinance Amendment be approved.

GENERAL COMMENTS: This proposed Ordinance Amendment would revise the Zoning Ordinance by allowing child care centers as a Use on Review in the Shopping Center – 1 and Shopping Center – 2 Zoning Districts. Currently, neither of these two Zoning Districts allow child care centers. There are three locations in which the Shopping Center Zoning Districts are found: Rushmore Mall and Baken Park Shopping Centers are zoned Shopping Center – 2 while the Mt. Rushmore Road Safeway/Mall is zoned Shopping Center – 1. Staff proposed this Ordinance Amendment after being contacted by individuals wishing to develop a child care center in the Rushmore Mall.

STAFF REVIEW: Staff has reviewed this proposed Ordinance Amendment and is recommending approval. Staff believes it is appropriate to allow child care centers as a Use on Review in the Shopping Center Zoning Districts. A Child Care Center could serve a useful function as a complementary use to stores in a shopping center. Furthermore, child care centers are currently allowed as a Use on Review in numerous other zoning districts including the: Park Forest, Low Density Residential – 1, Low Density Residential – 2, Medium Density Residential, High Density Residential, Central Business, General Commercial, Neighborhood Commercial, Light Industrial, Hotel-Motel, Mobile Home Residential, General Agriculture, Office Commercial and Public Zoning Districts. Section 17.50.150 of the Zoning Ordinance specifies certain criteria under which all Uses on Review for child care centers must be reviewed. These criteria apply to all Zoning Districts in which child care centers are allowed and would therefore also apply to the two Shopping Center Zoning Districts.

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