

STAFF REPORT
May 27, 2004

No. 04OA006 - Ordinance Amendment

ITEM 15

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 04OA006 - Ordinance Amendment
EXISTING LEGAL DESCRIPTION	An Ordinance to modify the notification requirements for a Planned Development Designation (PDD) by amending Section 17.50.060 of the Rapid City Municipal Code
DATE OF APPLICATION	04/23/2004
REVIEWED BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Ordinance Amendment be approved as revised.

GENERAL COMMENTS: At the April 5, 2004 City Council meeting, staff was directed to prepare an ordinance to allow applicants to have a Planned Development Designation placed on their property without any notification requirements. The first reading of Ordinance 4054 entitled An Ordinance Modifying the Notification Requirements for a Planned Development Designation by Amending Section 17.50.060 of the Rapid City Municipal Code was approved at the April 19, 2004 City Council meeting.

STAFF REVIEW: The City Council has requested a modification of the existing Rapid City Municipal Code regarding Planned Development Designations by eliminating the notification requirements. An Ordinance to modify this section of the Code was prepared and first reading was approved by the City Council. Since that date, staff has reviewed Ordinance 4054 and has modified the ordinance to clarify inconsistencies in the language and to include an appeal process for Planned Developments.

This ordinance will not affect the initial and final review process that must be completed prior to obtaining a building permit. Eliminating the notification requirements will reduce the mailing costs to the applicant for the Planned Development Designation. However, the public and the adjacent property owners will not be aware of the proposed Planned Development Designation until the property owner has submitted an Initial Development Plan.

Staff recommends approval of Ordinance 4054 with the modifications as shown on the revised Ordinance 4054.