

STAFF REPORT  
March 6, 2008

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**No. 08OA002 - Ordinance Amendment to add "antique stores" as a conditional use in Neighborhood Commercial Zoning District** **ITEM 23**

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GENERAL INFORMATION:

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| APPLICANT/AGENT     | City of Rapid City   |
| REQUEST             | <b>No. 08OA002 - Ordinance Amendment to add "antique stores" as a conditional use in Neighborhood Commercial Zoning District</b> |
| DATE OF APPLICATION | 2/8/2008   |
| REVIEWED BY         | Monica Heller  |

RECOMMENDATION:

Staff recommends that the Ordinance Amendment to add "antique stores" as a conditional use in Neighborhood Commercial Zoning District be approved.

GENERAL COMMENTS:

At the February 4, 2008 City Council Meeting, the City Council requested the Planning Commission consider a formal amendment to the neighborhood commercial zoning to allow antique stores as a conditional use. Currently, antique stores are only allowed in the General Commercial and Central Business Zoning Districts.

STAFF REVIEW:

Staff has reviewed the request to amend Chapter 17.20.030 of the Rapid City Municipal Code to allow antique stores as a conditional use in the Neighborhood Commercial Zoning District and recommends approval. The general description of the Neighborhood Commercial Zoning District is to provide areas in which the principal use of land is devoted to the neighborhood store or group of stores serving the population of the immediate area. Neighborhood Commercial Zoning Districts are typically located adjacent to residential development. In order to minimize the undesirable impact of commercial uses near residential development, they should be relatively low impact uses that do not generate significant amounts of noise or heavy truck traffic. While an antique store does not meet the strict intent of the Neighborhood Commercial District by just serving the population to the immediate area, it is consistent with other uses allowed in the Neighborhood Commercial Zoning District and by requiring a conditional use permit and restricting outdoor display and/or storage, it should not have any adverse impact on adjacent residential developments.

Staff recommends that the Ordinance Amendment to Chapter 17.22.030 to allow antique stores as a conditional use in the Neighborhood Commercial Zoning District be approved in accordance with the attached ordinance.