

STAFF REPORT
July 22, 2010

No. 100A002 - Ordinance Amendment to revise the density requirements in the Canyon Lake Overlay District and the Fifth Street Overlay District by amending Chapter 17.60.060 and Chapter 17.62.060 of the Rapid City Municipal Code **ITEM 8**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
REQUEST	No. 100A002 - Ordinance Amendment to revise the density requirements in the Canyon Lake Overlay District and the Fifth Street Overlay District by amending Chapter 17.60.060 and Chapter 17.62.060 of the Rapid City Municipal Code
DATE OF APPLICATION	6/24/2010
REVIEWED BY	Karen Bulman

RECOMMENDATION:

Staff recommends that the Ordinance Amendment to revise the density requirements in the Canyon Lake Overlay District and the Fifth Street Overlay District by amending Chapter 17.60.060 and Chapter 17.62.060 of the Rapid City Municipal Code be approved.

GENERAL COMMENTS: Density requirements within the Medium Density Residential Zoning Districts of Chapter 17.60.060 Canyon Lake Overlay District and Chapter 17.62.060 Fifth Street Overlay District currently state that, "For any multifamily dwelling of 3 or more units, the lot size for each additional unit shall be 2,000 square feet per dwelling unit." The language of the Medium Density Zoning requirement indicates a lot area of 5,000 square feet plus 1,500 square feet for each additional unit. The Ordinance Amendment is being proposed to follow the same format currently used in the Medium Density Zoning District.

STAFF REVIEW: The current language in the Overlay Districts can be confusing when trying to determine the correct lot size for the development of three or more units. Staff has reviewed the requirements in Chapter 17.60.060 and Chapter 17.62.060 of the Rapid City Municipal Code. The intent of the Overlay Ordinances was to add an additional 500 square feet of lot coverage for each unit when proposing to build a multifamily structure of three or more units. The Ordinance Amendment will change the language to be similar to the language in the Medium Density Zoning District by including the size of a lot area and the additional square feet needed for each additional unit. The proposed language will be changed to read, "For any multifamily dwelling of 3 or more units, there shall be a lot area of 5,000 square feet plus an additional 2,000 square feet for each unit." Clarifying the language will be beneficial to citizens proposing to build units of three or more.

Staff recommends approval of the Ordinance Amendment to revise the density requirements in the Canyon Lake Overlay District and the Fifth Street Overlay District by amending Chapter 17.60.060 and Chapter 17.62.060 of the Rapid City Municipal Code as attached.