

STAFF REPORT

December 5, 2002

No. 02OA019 - Ordinance Amendment

ITEM 24

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02OA019 - Ordinance Amendment
EXISTING LEGAL DESCRIPTION	An Ordinance Amendment to Section 17.32.020(B) to allow automobile sales and display areas as a permitted use in the SC-2 Community Shopping Center District
DATE OF APPLICATION	11/08/2002
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Ordinance amending Chapter 17.32 of the Rapid City Municipal Code to add "automobile sales and display areas" as a permitted use in the Community Shopping Center District be approved.

GENERAL COMMENTS: Staff recently became aware of an apparent oversight in the list of permitted uses allowed in the Community Shopping Center Zoning District. Automobile sales and display areas are not currently allowed in this zoning district. After reviewing the list of permitted uses, staff believes it is appropriate to allow automobile sales and display areas in the Community Shopping Center District.

STAFF REVIEW: Staff has reviewed this request for conformance with the four criteria for review of text amendments established in Section 17.54.040(D)(1). A summary of Staff findings are outlined below:

- 1. The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected or in the City in general.*

The need for this amendment appears to be an oversight, rather than the result of changing conditions.

- 2. The proposed zoning is consistent with the intent and purposes of this ordinance.*

Currently, the Community Shopping Center District is intended to consist of harmonious selection of uses and groupings of buildings, service, off-street parking, circulation and open spaces, planned and designed as an integrated unit, with appropriate landscaping and screening materials. Automobile sales and display areas are consistent with other retail sales in the Community Shopping Center District

Section 17.32.010 describes the Community Shopping Center Zoning District as a unified grouping of retail shops and stores to provide goods and services for people within a thirty-

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minute drive of the shopping center. The automobile sales and display areas will be consistent with this definition.

3. The proposed amendment will not adversely affect any other part of the City, nor shall any direct or indirect adverse effects result from such an amendment.

There are a limited number of locations within the City of Rapid City zoned SC-2 Community Shopping Center Zoning District. All developments in the SC-2 Community Shopping Center Zoning District must submit a Final Development Site Plan. The potential negative impacts or adverse affects can be limited prior to approval of the Final Development Site Plan. For this reason, the proposed amendment will not adversely affect other parts of the City.

4. The proposed amendments shall be consistent with and not conflict with the Development Plan of Rapid City including any of its elements, Major Street Plan, Land Use Plan and Community Facilities Plan.

The Rapid City Area 2000 Comprehensive Plan identifies areas suitable for development for shopping centers. These areas have been designated due to compatibility with surrounding land uses and infrastructure systems. By allowing automobile sales and display areas in the Community Shopping Center District, the concentration of retail sales will be in designated areas that will be compatible with other areas of the City. This amendment to the Zoning Ordinance will be consistent with the Comprehensive Plan.

Staff is recommending approval of the Ordinance Amendment due to the previously stated reasons.