

STAFF REPORT
February 24, 2005

No. 05OA001 - Ordinance Amendment

ITEM 47

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 05OA001 - Ordinance Amendment
EXISTING LEGAL DESCRIPTION	To amend Chapter 17.50.080.B to allow multi-family units
DATE OF APPLICATION	2/3/2005
REVIEWED BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Ordinance Amendment to amend Chapter 17.50.080 to allow multi-family units be approved.

GENERAL COMMENTS:

This Ordinance Amendment to amend Chapter 17.50.080 to allow multi-family units as a permitted use within a Planned Residential Development has been submitted to correct an error in a previous Ordinance Amendment.

STAFF REVIEW:

On January 19, 1998, the City Council approved an Ordinance Amendment to the Planned Development section of the Rapid City Zoning Ordinance in order to streamline the review process and to allow the City Council flexibility in the submittal requirements for review and approval of Planned Developments. However, the approved Ordinance inadvertently eliminated multi-family units as a permitted use in Chapter 17.50.080 of the Zoning Ordinance, the development standards for Planned Residential Developments (PRD) and Planned Development Designations (PDD). As such, staff has brought forward this Ordinance Amendment request to authorize the use as previously identified.

In addition, the Ordinance Amendment combines allowing no more than thirty percent of the total permitted number of dwelling units in a Planned Residential Development as two-family or multiple-family units in the LDR-1, LDR II and PF Zoning Districts. Currently, the Ordinance lists the three Zoning Districts as separate items within Chapter 17.50.80.

Staff is recommending that the Ordinance Amendment to amend Chapter 17.50.080 as identified be approve.