

STAFF REPORT  
November 10, 2005

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**No. 05OA010 - Ordinance Amendment to amend Section 17.50.040 (B.2) of the Rapid City Municipal Code to change the maximum density of townhouse dwelling units permitted as a Conditional Use from 3,500 square feet per dwelling unit to 2,250 square feet per dwelling unit**

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**ITEM 11**

GENERAL INFORMATION:

PETITIONER	David St. Pierre
REQUEST	<b>No. 05OA010 - Ordinance Amendment to amend Section 17.50.040 (B.2) of the Rapid City Municipal Code to change the maximum density of townhouse dwelling units permitted as a Conditional Use from 3,500 square feet per dwelling unit to 2,250 square feet per dwelling unit.</b>
DATE OF APPLICATION	10/14/2005
REVIEWED BY	Karen Bulman

RECOMMENDATION:

Staff recommends that the Ordinance Amendment to amend Section 17.50.040 (B.2) of the Rapid City Municipal Code to change the maximum density of townhouse dwelling units permitted as a Conditional Use from 3,500 square feet per dwelling unit to 2,250 square feet per dwelling unit be approved.

GENERAL COMMENTS: Section 17.50.040 (B.2) of the Rapid City Municipal Code addresses the density requirements for townhouses allowed with a Conditional Use Permit. Currently, the code reads: "If the Conditional Use permit procedure is utilized, density should not exceed one dwelling unit per three thousand five hundred square feet. The requirements of open space on individual townhouse lots may be waived, but the overall open space requirements of six hundred square feet per unit for the townhouses development lot shall remain. The Planning Commission and the City Council may also allow an individual townhouse lot to consist of only the townhouse structure and minimum setback, if a determination is made that common open space is adequate in size and appropriate in location." The applicant has requested that the density requirement change from 3,500 square feet to 2,250 square feet. All other portions of this section of the Municipal Code will remain the same.

STAFF REVIEW: Staff has reviewed the request to amend Section 17.50.040 (B.2) of the Rapid City Municipal Code. Density requirements for townhouses as a permitted use require 4,000 square feet per dwelling unit. Any variation from the standard permitted use requirements will require a Conditional Use Permit. Under a Conditional Use Permit, the current density for townhouses is 3,500 square feet per dwelling unit. The density requirement for an apartment unit is 5,000 square feet plus an additional 1,500 square feet for each dwelling unit. This disparity between density requirements for townhouses and apartments is best described by an example. On a ten acre parcel of land, the density requirements will allow 287 apartment units, but only 124 townhouse units. If the Rapid City

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Municipal Code was amended to allow the 2,250 square foot density requested rather than the current 3,500 square foot density, then 191 townhouse units would be allowed. This Ordinance Amendment would change the density to allow more townhouses to be constructed on a parcel; however, the density would still be less than that of an apartment built on the same parcel. Open space requirements would remain the same with the approval of this Ordinance Amendment. It appears that the Ordinance Amendment would eliminate the substantial disparity between the density of townhouses and the density of apartments on similar sized parcels. Staff believes this Ordinance Amendment would be an appropriate change in the Rapid City Municipal Code.

Staff recommends that the Ordinance to Amend Section 17.50.040 (B.2) of the Rapid City Municipal Code to change the maximum density of townhouse dwelling units permitted as a Conditional Use from 3,500 square feet per dwelling unit to 2,250 square feet per dwelling unit be approved.