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CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

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MEMORANDUM

TO: Legal and Finance Committee
City Council

FROM: Karen Bulman, Planner II

DATE: April 11, 2006

RE: Overlay Zoning Districts

On April 3, 2006, the City Council requested that a discussion item regarding the development of additional Overlay Zoning Districts be placed on the April 12, 2006 Legal and Finance agenda. The City Council approved the Canyon Lake Overlay Zoning District on August 15, 2005. This ordinance was created to allow new development to occur in an older residential area of the City while maintaining the established neighborhoods. The process involved an open house within the Canyon Lake neighborhood area, to receive comments and concerns, followed by public hearings on the district. The discussions with property owners and the public hearings process were instrumental in producing the current Canyon Lake Overlay Zoning District.

Discussions with the City Planning Commission and various City Council members suggest that there are several additional areas of Rapid City that may benefit from an Overlay District. In particular, comments suggest that these overlay districts would be beneficial in existing single family residential neighborhoods that are currently zoned Medium Density Residential. Concerns have been expressed with the potential construction of larger apartment buildings in these single family residential zoning districts. Additionally, an overlay district can address transitional areas where residential neighborhoods abut properties transitioning to commercial land use activities.

The following areas have been identified as potential areas for consideration of the creation of Overlay Districts:

1. The Robbinsdale area, located south of South Street, St. Cloud Street and Signal Drive properties and north of Indiana Street, west of Elm Avenue and east of Mt. Rushmore Road.
2. The Silver Street area, located north of the Executive Golf Course, south of Oriole Drive, east of Wood Street and west of Interstate 190.



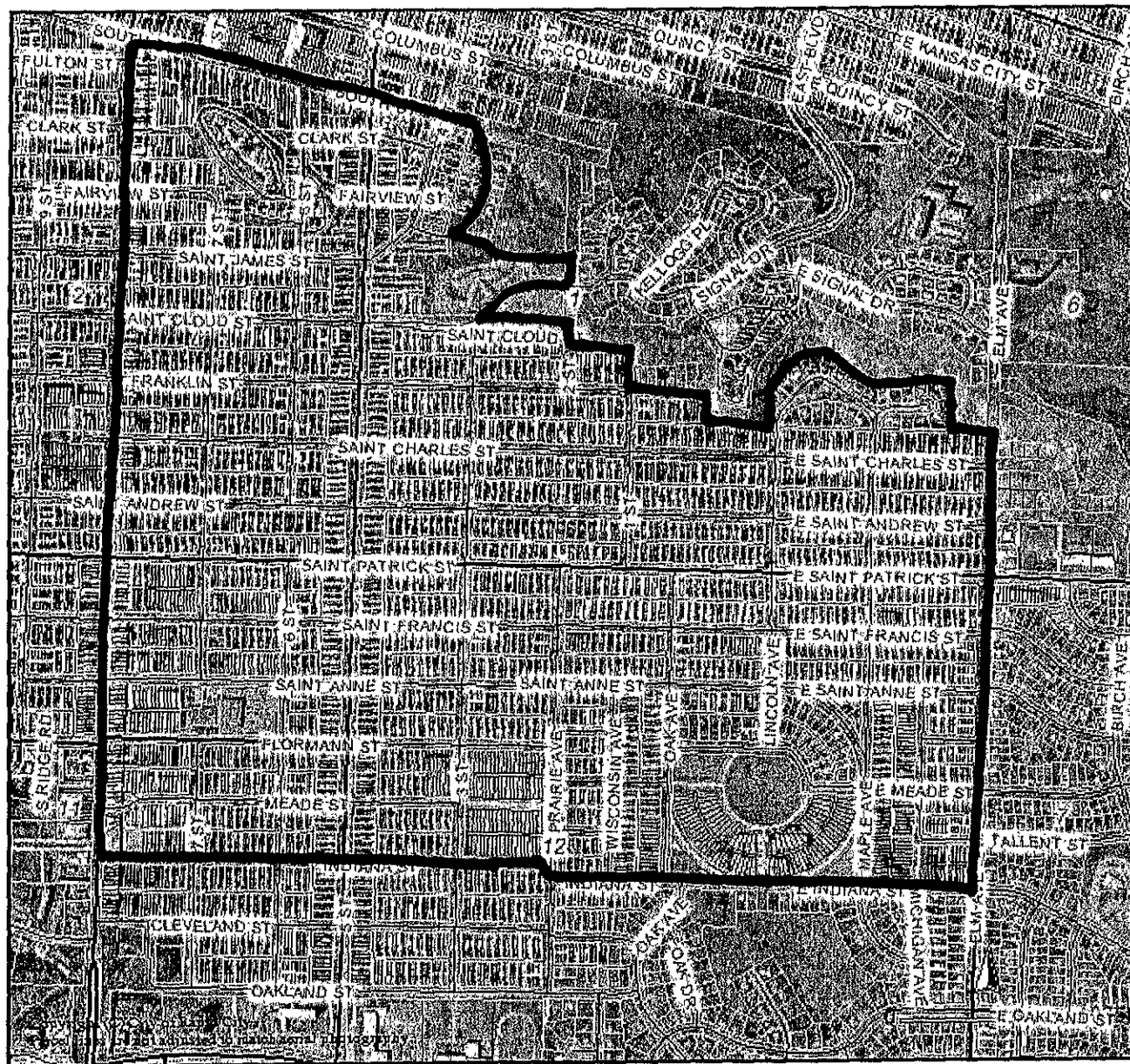
EQUAL OPPORTUNITY EMPLOYER

3. The Roosevelt Park area, located north of Roosevelt Park and E. Chicago Street, south of East North Street, east of N. Maple Avenue and west of LaCrosse Street.

Staff recommendation:

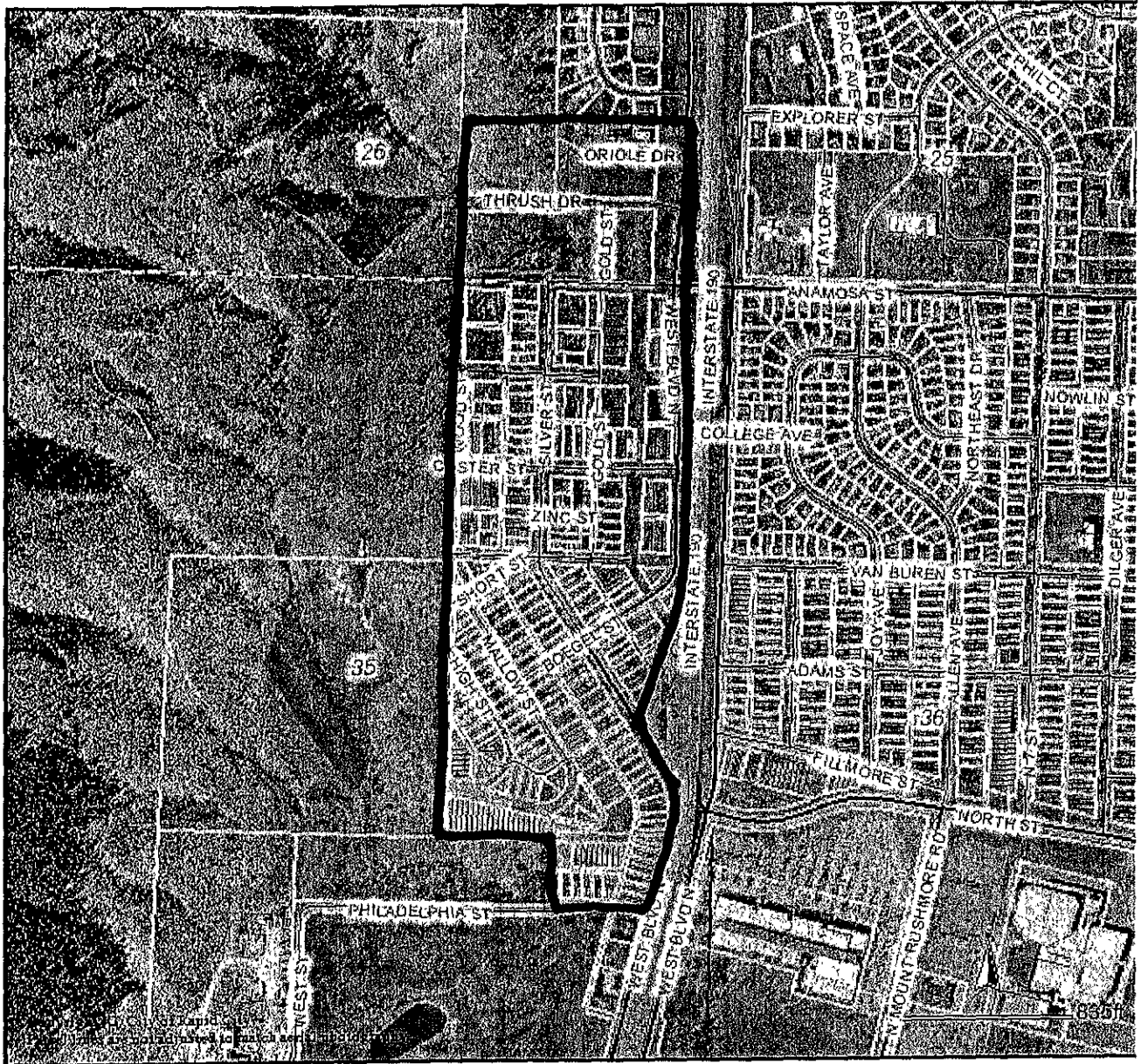
If the City Council wishes to establish additional Overlay Zoning Districts, the City Council may wish to approve the priority list of districts as identified and request that staff begin the process for developing the Robbinsdale Area Overlay Zoning District.

Rapid City Geographic Information System



Robbinsdale Area

Rapid City Geographic Information System



Silver Street Area

Rapid City Geographic Information System



Roosevelt Park Area