

STAFF REPORT
August 23, 2007

No. 07OA007 - Ordinance Amendment to add transitory non-overnight accessory dog kennels and horse corrals as a Conditional Use in General Commercial with a Planned Commercial Development by amending Chapter 17.18.030

ITEM 17

GENERAL INFORMATION:

APPLICANT	City of Rapid City
AGENT	NA
REQUEST	No. 07OA007 - Ordinance Amendment to add transitory non-overnight accessory dog kennels and horse corrals as a Conditional Use in General Commercial with a Planned Commercial Development by amending Chapter 17.18.030
DATE OF APPLICATION	7/27/2007
REVIEWED BY	Monica Heller / Not Assigned

RECOMMENDATION: Staff recommends that the Ordinance Amendment to amend Chapter 17.18.030 to add non-overnight dog kennels and horse corrals for transitory animals as a Conditional Use in the General Commercial Zoning District with a Planned Commercial Development be approved.

GENERAL COMMENTS: The City received a request to amend the Zoning Ordinance to allow non-overnight dog kennels and horse corrals for transitory animals as a conditional use in General Commercial Zoning District. Currently, transitory non-overnight accessory dog kennels and horse corrals are not allowed in any Zoning District as a Permitted use or a Conditional Use. Kennels are allowed as a conditional use in the Light Industrial Zoning District and the Heavy Industrial Zoning District and kennels and stables are allowed as a conditional use in the Flood Hazard Zoning District. On July 26, 2007, the Planning Commission directed staff to prepare an ordinance amendment to allow transitory non-overnight accessory dog kennels and horse corrals as a Conditional Use in the General Commercial Zoning District with a Planned Commercial Development.

STAFF REVIEW: Staff has reviewed the request to amend Chapter 17.18.030 of the Rapid City Municipal Code to allow non-overnight dog kennels and horse corrals for transitory animals as a Conditional Use in the General Commercial Zoning District and recommends approval if the zoning includes a Planned Commercial Development designation. The Planned Commercial Development designation will allow any potential negative impact, such as the need for screening, maintenance and operation requirements, and noise restrictions to be addressed. Staff recommends that the Ordinance Amendment to Chapter 17.18.030 to allow non-overnight dog kennels and horse corrals for transitory animals as a Conditional Use in the General Commercial Zoning District with a Planned Commercial Development be approved in accordance with the attached ordinance.