

ORDINANCE NO. 5433

**AN ORDINANCE TO PERMIT A PLANNED COMMERCIAL DEVELOPMENT
AND PLANNED DEVELOPMENT DESIGNATION IN THE GENERAL
AGRICULTURAL ZONING DISTRICT BY AMENDING SECTION 17.50.100 OF
THE RAPID CITY MUNICIPAL CODE.**

WHEREAS, Rapid City has adopted a comprehensive plan and zoning regulations pursuant to the authority granted to it in Chapter 11-4 of the South Dakota Codified Laws; and

WHEREAS, Rapid City has adopted Section 17.50.100 of the Rapid City Municipal Code which regulates the planned commercial development and planned development designation; and

WHEREAS, planned development designations are a useful tool for the City to regulate proposed developments by ensuring that their design is compatible with adjacent land uses; and planned industrial developments are designed to facilitate zero lot line buildings upon a developmental lot, to properly address environmental factors such as steep slopes, geological conditions and drainage, to properly address aesthetic issues and buffers and to mitigate negative impact upon public facilities such as streets and highways, water, sanitary and storm sewer systems

WHEREAS, the Common Council of the City of Rapid City has determined that it is in the City's best interest to allow planned commercial developments and planned development designation in the General Agricultural Zoning District by amending Section 17.50.100 of the Rapid City Municipal Code.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City that, Section 17.50.100 of the Rapid City Municipal Code be and hereby is amended to read as follows:

17.50.100 Development standards for planned commercial developments (PCD) and planned development designations (PDD).

- A. Planned commercial developments are designed to make commercial development compatible with adjacent land use to properly address environmental factors such as steep slopes, geologic conditions and drainage, and to mitigate negative impact upon public facilities such as streets and highways, water, sanitary and storm sewer systems. If deemed appropriate, the city may require special precautions to address these issues.
- B. No PCD or PDD should be less than 1 acre in size unless it is determined by the Common Council that a smaller PCD or PDD is appropriate.
- C. A PCD or PDD may be permitted in GAD, GC, NC, CBD and OC zoning districts.

- D. A PCD shall only contain permitted uses and conditional uses for the zoning district in which the PCD is located.
- E. A PCD shall designate the type of uses approved for the development. Any change in approved land uses or changes in occupancy varying one Standard Industrial Classification (SIC) 2-digit code classification to another shall require an amendment to the PCD.

(Ord. 3872 (part), 2002: Ord. 3760 (part), 2001: Ord. 3743 (part), 2001: Ord. 3419 (part), 1998: Ord. 3389 (part), 1998: prior code Appendix A, Art. V (§ 1 (B)(VI))