



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

PLANNING DEPARTMENT

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MEMORANDUM

TO: Planning Commission

FROM: Trish Anderson, Planner II

DATE: May 29, 2002

RE: Proposed Change to Shopping Center Ordinance

The Zoning Ordinance (Sections 17.30.090 and 17.32.090) requires that a Site Plan and a Final Site Development Plan be submitted for shopping centers located in both the Shopping Center I and Shopping Center II zoning districts. This information is reviewed by the Planning Commission and then subsequently by the City Council. These plans function somewhat like an Initial and Final Development Plan in that the issuance of building permits and the location and use of land and structures must comply with the approved plan. However, the requirements for the Site Plan and the Final Site Development Plan were adopted in 1975 and are not as comprehensive as the requirements for Planned Developments. Staff is recommending that the reference to a Site Plan and to a Final Site Development Plan in both the Shopping Center I and II Districts be changed to Initial and Final Development Plan.

The administrative procedure for shopping center development was adopted in 1975. The requirements do not address setbacks, building height, type and location of landscaping materials, location of curb cuts, etc. The Planned Development section of the code was revised in 1998 to provide more flexibility in the way in which a site can be developed. The use of Planned Developments provides a more comprehensive method to address issues related to large-scale developments such as shopping centers. Further, under the current ordinance, both the Site Plan and the Final Site Development Plan must be approved by the City Council. Initial and Final Development Plans are approved by the Planning Commission. Modifying the Shopping Center ordinance to replace the existing terminology with the more current Planned Development concept would considerably shorten the time frame for approval of plans.

A second related issue is that under the current code, Planned Developments are not allowed in either the Shopping Center I or the Shopping Center II zoning districts. Planned Commercial Developments are only allowed in the General Commercial, Neighborhood Commercial, Central



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Business District, and Office Commercial zoning districts. If the administrative procedures for shopping center development are modified to reference Initial and Final Development Plans, then the Planned Development section of the code must also be modified to allow Planned Commercial Developments in the shopping center zoning districts.

Recommendation: Staff is recommending that the Planning Commission authorize staff to advertise a public hearing to consider an ordinance amendment modifying Shopping Center I and Shopping Center II to reference Planned Developments and to delete the current terminology of Site Plans and Final Site Development Plans. Further, Staff recommends that the Planning Commission authorize staff to advertise for a public hearing to allow Planned Developments in both the Shopping Center I and the Shopping Center II districts.