



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

## Growth Management Department

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### MEMORANDUM

TO: Rapid City Planning Commission

FROM: Karen Bulman, Planner I

DATE: September 17, 2004

RE: Overlay zoning district

On June 24, 2004, the Planning Commission directed staff to proceed with preparing a draft of an overlay zoning district for the July 22, 2004 Planning Commission meeting. This overlay zoning district would address some of the conflicts between existing single-family residences and new multi-family and commercial development in the Canyon Lake neighborhood area.

Staff has reviewed this directive and began researching the relevant issues. Because of the complexity of the issues, staff is requesting additional time to prepare this draft in order to look at a more comprehensive overlay district. Staff believes this is an opportunity to draft several options that may address a variety of issues and conflicts that have been experienced in both the Canyon Lake neighborhood and the North Rapid neighborhood. Staff has researched many of the issues relative to the Overlay Zoning District and would like additional time to review the issues before recommending a draft ordinance be heard at the Planning Commission meeting. As such, staff would like to continue this item for one month. (Revised 8-16-04)

**Staff has completed the research of the relevant issues of an Overlay Zoning District and has included a draft ordinance for the Canyon Lake Overlay Zoning District for review by the Planning Commission. This Overlay District would adopt a specific set of standards for expanding development in the area without imposing additional restrictions on the balance of the established areas of the community. (Revised 9-17-04)**

Staff is requesting that this item be continued to the August 5, 2004 Planning Commission meeting. Staff is requesting this item be continued to the September 23, 2004 Planning Commission meeting. (Revised 8-16-04) **Staff is requesting that the Planning Commission review the draft Ordinance Amendment for any additions or changes that may be needed, addressing the issues of new development within the existing neighborhood, and to consider sponsoring an amendment to add the Canyon Lake Overlay Zoning District to the zoning districts of Chapter 17 of the Rapid City Municipal Code. (Revised 9-17-04)**



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