



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

300 Sixth Street

Karen Bulman, Planner I
Community Planning Division
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: karen.bulman@rcgov.org

MEMORANDUM

TO: Planning Commission

FROM: Karen Bulman, Planner I

DATE: February 9, 2005

RE: Canyon Lake Overlay Zoning District

On November 4, 2004, the Planning Commission reviewed a proposal for a Canyon Lake Overlay Zoning District and recommended that the Planning Commission hold an open house to receive comments and concerns regarding the proposed Overlay Zoning District regulations. An Open House was held at the Canyon Lake Senior Citizen Center on January 24, 2005. Based on comments received from the property owners in the area affected by the proposed overlay district, staff has revised the proposed Canyon Lake Overlay Zoning District Ordinance.

The streets in many of the areas are narrow and the increased traffic would generate additional traffic congestion. This draft ordinance requires that any street access to a property considered for multi-family dwelling units of three or more must meet the City's Street Design Criteria Manual. This revision is based on comments received from a number of area residents. This provision could potentially require the street to be widened adjacent to the property prior to it being developed with multifamily residential uses. In many cases this could require the developer to obtain additional right-of-way or preclude multifamily development. The Planning Commission may want to consider whether this section of the proposed ordinance should be included in the draft.

The requirement for obtaining a Planned Residential Development approval prior to the construction of multifamily dwelling units in this draft ordinance does not have support from all of the area property owners. Many property owners would like to know when a proposed multi-family dwelling unit was planned for their neighborhood and the Planned Residential Development request would require notification to adjacent property owners. Other property owners believe that the draft ordinance spells out the legal requirements needed to build a multifamily dwelling of three or more units and that the Planned Development Procedure is an added burden to those who wish to develop property.



EQUAL OPPORTUNITY EMPLOYER

Recommendation: Staff recommends that the Planning Commission review the draft Canyon Lake Overlay Zoning District Ordinance and if the Planning Commission concurs with the draft incorporating the neighborhood comments, direct staff to proceed with the formal public hearing for the Canyon Lake Overlay Zoning District regulations.