



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

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MEMORANDUM

TO: Rapid City Planning Commission

FROM: Marcia Elkins, Director

DATE: August 29, 2008

RE: Ordinance Amendments to Allow Planned Developments in the General Agriculture Districts

Staff is requesting permission to advertise for a public hearing to consider Zoning Ordinance Amendments to allow Planned Developments in the General Agriculture Zoning District.

During a recent discussion with a local landowner, staff noted that the adopted Zoning Regulations do not allow Planned Developments in the General Agriculture Zoning District. It would have been helpful in that situation to use the Planned Development process to allow the development that was desired with the protections of a Planned Development approval. In more general discussions with the Future Land Use Committee, staff discussed the desirability of allowing Planned Developments in the General Agriculture District by allowing dwelling units to be clustered in a smaller area and preserving open space and agricultural lands. This is a classic technique for open space preservation as well as agricultural preservation. It would be useful for the Planning Commission to have this tool to deal with future developments in a variety of situations. Staff has not been able to identify any negative aspects of allowing the use of the Planned Development tool in the General Agriculture Zoning District.

Staff Recommendation: Staff recommends that the Planning Commission authorize staff to prepare ordinance amendments and advertise for a public hearing to consider those amendments to allow Planned Developments in the General Agriculture District.



EQUAL OPPORTUNITY EMPLOYER