



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

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MEMORANDUM

TO: Planning Commission

FROM: Monica Heller, Community Planning Coordinator

DATE: July 8, 2010

RE: M Hill Overlay

In April 2006, a request was made to change the land use designation from Low Density Residential to Medium Density Residential on the northern 550 feet of Lot B, Morningside Addition, located northwest of the intersection of Thrush Drive and Gold Street. The existing residents in the area expressed concerns about the increase in traffic and the ability of the topography to support medium density residential land uses. Based on these concerns, the Growth Management Department was directed to prepare a zoning overlay plan to address the neighborhood's concerns.

An open house was held on June 22, 2010 at Horace Mann Elementary School to seek comments on the draft M Hill Study Area Plan and the draft M Hill Overlay Ordinance. A total of 10 people attended the meeting. Public feedback was gathered via conversations with attendees and one written comment sheet. In addition to the comment sheet and conversational comments received at the meeting, staff received phone calls from interested parties.

In general, there was support for the M Hill Study Area Plan and the draft M Hill Overlay Ordinance. Based on a request to reduce the large parking lots in the front of multi-family structures, staff has revised the draft ordinance to restrict large parking lots in the front yard setback. This will help minimize the impact of new development in the existing neighborhood and maintain the residential character of the area.

Staff also received a request from a property owner to have his property removed from the overlay district. The property requested to be removed is in the Deadwood Avenue Neighborhood Future Land Use Area and encompasses the ridge line and property to



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the west. Since the majority of the property is currently zoned Park Forest and General Agriculture and the future land use plan has designated the majority of the property as a Planned Residential Development with 1 dwelling unit per acre, staff can support this request.

Staff Recommendation: Authorize staff to prepare a comprehensive plan amendment to adopt the M Hill Study Area Plan and advertise for public hearing to consider an amendment to establish the M Hill Overlay Zoning District by adding Chapter 17.64, consistent with the attached ordinance.