

STAFF REPORT

February 8, 2001

ORDINANCE #000A010 - Ordinance Amendment

ITEM 5

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	ORDINANCE #000A010 - Ordinance Amendment
LEGAL DESCRIPTION	An Ordinance amending Sections 17.22.040E and 17.24.040E to exclude off-street parking and loading facilities from the lot coverage calculation
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Ordinance Amendment be continued to the March 22, 2001 Planning Commission meeting to allow Staff to conduct further research.

GENERAL COMMENTS: This proposed Ordinance Amendment would change the way in which the maximum lot coverage requirements would be computed for the Light Industrial and Heavy Industrial Zoning Districts. Currently, these two zoning districts count paved parking and loading areas towards the allowable percentage of lot coverage. These are the only two zoning districts in which the parking/loading areas are counted towards the lot coverage. All other zoning districts count only the building area and not the parking/loading areas in the lot coverage computation. Staff proposed this Ordinance Amendment in order to bring the two industrial zoning districts into conformity with the other zoning districts.

STAFF REVIEW: Staff is continuing to research this proposed Ordinance Amendment. The Engineering Division has indicated that the amendment could result in lot coverage that would be great enough to adversely impact storm water runoff. Staff does not want to proceed with the Ordinance Amendment until this issue is fully addressed.