

## STAFF REPORT

March 22, 2001

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### ORDINANCE #00OA010 - Ordinance Amendment

### ITEM 3

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#### GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>ORDINANCE #00OA010 - Ordinance Amendment</b>
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 denied without prejudice.**

GENERAL COMMENTS: **Note: This Staff Report has been revised as of 3/13/01. New or revised text is shown in bold print.** 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. **This Ordinance Amendment was continued by the Planning Commission on February 8, 2001 to allow Staff to conduct further research.**

STAFF REVIEW: **After conducting extensive research regarding this proposed Ordinance Amendment, Staff is recommending that it be Denied Without Prejudice. This recommendation is being made for the following reasons:**

- **Drainage:** The Engineering Division has noted that amending the Ordinance could result in drainage concerns. The City's Drainage Basin Master Plan is based upon the mathematical assumption that a maximum of 80% of Light Industrial and 90% of Heavy Industrial land use areas will be covered by a non-permeable surface. Amending the Ordinance to eliminate parking or unloading areas from the lot coverage calculation could result in non-permeable areas that exceed the 80% and 90% thresholds. This could result in the need for more extensive and expensive drainage system improvements.
- **Actual Lot Coverages:** Staff has reviewed approximately fifty building permits approved over the past ten years for development in the Light Industrial and Heavy

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**Industrial Zoning Districts.** Staff found that in only two cases did the percentage of lot coverage meet or exceed the maximums set forth in the Zoning Ordinance. The first of these permits was for the General Electric building on Concourse Drive. In this case, a variance to the Zoning Ordinance was granted to allow 92% lot coverage in lieu of the maximum 75% lot coverage. The second example was the recent approval of the building permit for the new Montana Dakota Utilities headquarters on Steele Avenue. In this case the proposed lot coverage was at the maximum of 75%.

The average lot coverage of all building permits reviewed was 31%. Based upon the results of this research, Staff has not identified a significant problem with development being able to meet the current lot coverage requirements.