



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

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MEMORANDUM

TO: Planning Commission

FROM: Fletcher Lacock, Planner I

DATE: October 6, 2011

RE: Request to allow a University or College as a Conditional Use Permit in a Medium Density Residential District

Staff has recently received several inquiries regarding the reuse of the existing church located at 4021 Range Road. The property is currently zoned Medium Density Residential District. A Conditional Use Permit has been approved to allow the existing church on the property. The current property owner is proposing to operate a church and a university, independent of the church, on the property. The Rapid City Municipal Code allows public or private elementary or high schools as a Conditional Use in the Medium Density Residential District. The Medium Density Residential District does not allow colleges or universities. Residential districts are typically designed for residential development with residential streets. Universities and colleges are typically found in the General Commercial District or Public District with streets designed to accommodate heavier traffic volumes. Based on these concerns, staff is bringing the issue to the Planning Commission for consideration.

For discussion, staff is proposing two potential options:

- 1) Amending the Ordinance to include colleges and universities as a Conditional Use in the Medium Density Residential District; or,
- 2) Rezoning the property to Office Commercial District and amending the Ordinance to include colleges and universities as a Conditional Use in the Office Commercial District.

Staff is requesting that the Planning Commission provide direction concerning the appropriateness of amending the Ordinance.



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