

STAFF REPORT
November 23, 2011

No. 110A013 – Ordinance Amendment - An Ordinance adding Colleges and Universities as a Conditional Use in the Medium Density Residential Zoning District by Amending Section 17.12.030 of the Rapid City Municipal Code

ITEM 12

GENERAL INFORMATION:

APPLICANT	City of Rapid City
REQUEST	No. 110A013 – Ordinance Amendment - An Ordinance adding Colleges and Universities as a Conditional Use in the Medium Density Residential Zoning District by Amending Section 17.12.030 of the Rapid City Municipal Code
DATE OF APPLICATION	10/28/2011
REVIEWED BY	Fletcher Lacock / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Ordinance adding Colleges and Universities as a Conditional Use in the Medium Density Residential Zoning District by Amending Section 17.12.030 of the Rapid City Municipal Code be approved.

GENERAL COMMENTS:

Currently, the Rapid City Municipal Code Chapter 17.12.030 does not include colleges and universities as an allowed or conditional use in the Medium Density Residential District. The City has recently received a request to amend the Ordinance to provide for a process to conditionally approve colleges and universities in the Medium Density Residential District. The Planning Commission has subsequently directed staff to bring forward an Ordinance Amendment to allow colleges and universities as a conditional use in the Medium Density Residential District.

STAFF REVIEW:

Staff has reviewed the Ordinance Amendment and has noted the following considerations:

Chapter 17: Chapter 17.12 concerns the Medium Density Residential District and states that “(t)his is a residential district to provide for medium to high population density. The principal uses of land may range from single-family to multiple-family apartment uses. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious and educational facilities, and other related uses in keeping with the residential character of the district may be permitted on review by the Common Council.” Allowing a college and/or university in the Medium Density Residential District as a conditional use appears to be consistent with the intent of the Zoning District. As such, staff recommends that Chapter 17.12.030 be amended as follows:

S. Colleges and universities subject to, but not limited to, the following considerations:

1. Site Plan in accordance with Section 17.54.030(A)1;

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2. An operational plan to include but not limited to:
 - a. General description of course of study
 - b. Hours of operation
 - c. Maximum number of students, faculty, and other employees
 - d. Outdoor activities operation plan
 - e. Student housing plan, if applicable
 - f. Retail component, if applicable
 - g. A development phasing program
 - h. Description of proposed land uses
 - i. The impact on the neighborhood of noise, odor, smoke, dust, air and water pollution and the degree to which equipment or other methods will mitigate any probable adverse impacts of the proposed use on existing adjacent uses;

3. Traffic and transportation analysis to include but not limited to:
 - a. Existing traffic flows and projected traffic generated by the proposed use
 - b. Proposed pedestrian and vehicular access
 - c. Public transportation options
 - d. Existing and proposed street network
 - e. Circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons;

4. Development Engineering documents as required:
 - a. Domestic and fire supply and demand requirements (estimated)
 - b. Sanitary sewer flow estimate
 - c. Stormwater analysis and report