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MEMORANDUM

TO: Planning Commission

FROM: Fletcher Lacock, Planner III

DATE: June 17, 2020

RE: File #20OA004 - An Ordinance to Revise the Requirements for a Planned Development Overlay by Amending Section 17.50.050 of the Rapid City Municipal Code

Chapter 17.50.050 of the Rapid City Municipal Code defines and implements the Planned Development Overlay application process. The proposed Ordinance Amendment revises language and clarifies process for the application of an Initial and Final Planned Development Overlay. In addition, the proposed revisions clarify the exception to obtaining approval of a Final Planned Development Overlay when a property is located within an approved Planned Development Designation. In particular, a Building Permit may be issued for a single-family dwelling on a single property in compliance with the land area regulations of the underlying zoning district. Only in this situation may a Building Permit be issued prior to approval of a Final Planned Development Overlay application. Multi-family, commercial or industrial development will require that a Final Planned Development Overlay be approved prior to issuance of a Building Permit.

RECOMMENDATION: Staff recommends approval of the Ordinance Amendment to amend subsection 17.50.050 of the Rapid City Municipal Code to revise the requirements for a Planned Development Overlay.



EQUAL OPPORTUNITY EMPLOYER