



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Community Development Department

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MEMORANDUM

TO: Planning Commission
City Council

FROM: Sarah Hanzel, Long Range Planner III *SH*

DATE: 2/8/18

RE: Ordinance Amendments Associated with Creation of the Urban Commercial Zoning District

The Urban Commercial Zoning District (180A001) was created to achieve goals identified in the downtown area master plan for a more prosperous, connected, active, welcoming, and livable downtown. The development standards in the Urban Commercial District are intended to promote a more urban style of development in the East of 5th neighborhood that prioritizes walkability and a live-work-play environment. Some revisions to the Rapid City Municipal Code (R.C.M.C.) are necessary in order to allow for the develop standards identified in the Urban Commercial District to occur without conflict with other sections of the R.C.M.C. The following table identifies the sections of the R.C.M.C. that are being amended in association with adoption of the Urban Commercial District.

R.C.M.C Section	Ordinance Summary
17.04 - Definitions	Introduces several definitions that are used in the Urban Commercial District.
17.06 – Zoning Districts - Established	Adds the Urban Commercial District to the list of zoning district types.
17.50.050 – Administrative Dissolution of Planned Developments	Allows for the administrative dissolution of Planned Developments where a property is in compliance with the new zoning district regulations or a property is redeveloped in such a way that meets the Urban Commercial Zoning District requirements, eliminating the need for a Planned Development. Cannot be used where a rezone request was approved in conjunction with a Planned Development.
17.50.070 – Administrative Exceptions	Authorizes the Community Development

	Director to grant exceptions of more than 20% in the case of demonstrated hardship where allowed by the provisions in the Urban Commercial District.
17.50.100 – Sign Code	Establishes signage requirements for the Urban Commercial District that match the Central Business District.
17.50.270 - Parking	Establishes parking regulations unique to the Urban Commercial District. Identifies that the regulations in the Parking Section shall apply to the Urban Commercial District where not in conflict with the Urban Commercial District Parking requirements.
17.50.300 - Landscaping	Establishes landscaping regulations unique to the Urban Commercial District.
12.08 - Sidewalks	Adds portions of downtown located in the Urban Commercial District along Pedestrian oriented streets where sidewalks shall be constructed from the curb line to the property line.
12.12.110 – Parkways Maintenance	Authorizes the City to maintain parkways in downtown areas, where approved by the Parks and Recreation Director.

Please contact me by email at Sarah.Hanzel@rcgov.org or by phone at 605.394.4120 if you have any questions.

Staff Recommendation: Staff recommends approving Ordinance Amendments 18OA002 – 18OA010 contingent on approval of 18OA001.

18OA001 – 17.66: Create the Urban Commercial Zoning District

18OA002 – 17.04: Definitions

18OA003 – 17.06 Zoning Districts List

18OA004 – 17.50.050: Administrative Dissolution of Planned Developments

18OA005 – 17.50.070: Administrative Exceptions

18OA006 – 17.50.100: Sign Code

18OA007 - 17.50.270: Parking

18OA008 – 17.50.300: Landscaping

18OA009 – 12.08: Sidewalks

18OA010 – 12.12.110 Parkways Maintenance