MEMORANDUM

TO: Planning Commission
City Council

FROM: Sarah Hanzel, Long Range Planner III

DATE: 2/8/18

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

The Urban Commercial Zoning District (18OA001) 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 development 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.

<table>
<thead>
<tr>
<th>R.C.M.C Section</th>
<th>Ordinance Summary</th>
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<tbody>
<tr>
<td>17.04 - Definitions</td>
<td>Introduces several definitions that are used in the Urban Commercial District.</td>
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<tr>
<td>17.06 – Zoning Districts - Established</td>
<td>Adds the Urban Commercial District to the list of zoning district types.</td>
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<td>17.50.050 – Administrative Dissolution of Planned Developments</td>
<td>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.</td>
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<td>17.50.070 – Administrative Exceptions</td>
<td>Authorizes the Community Development</td>
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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