



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

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MEMORANDUM

TO: Planning Commission
City Council

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

DATE: 2/8/18

RE: Ordinance 6628 an ordinance amendment to Title 17 of the Rapid City Municipal Code by Adding Chapter 17.66, Urban Commercial District. (18OA001)

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. Following adoption of the Downtown Master Plan in October of 2016, City staff began working on the creation of a new zoning district that would reduce barriers to development in the East of 5th neighborhood and encourage pedestrian oriented mixed-use and infill redevelopment.

The Downtown Area Master Plan provided an outline of regulatory revisions that were used as the basis for the new zoning district. This process was led by City staff with input throughout the process from an advisory committee, focus groups with developers and designers, and input from the general public. Three open houses were held to present concepts and elicit feedback from downtown stakeholders and property owners. Countless adaptations to the ordinance have been incorporated over the past year to respond to feedback from diverse parties at all levels of local government and the private sector.

This ordinance identifies permitted and conditional uses and any associated supplemental regulations in a table format. The permitted uses in the Urban Commercial Zoning District are largely based on the existing Central Business District and General Commercial District uses. New uses were added to encourage multiple family residential units in a range of formats. "Innovation" uses that support the concept of the Innovation District were also created to address that unique economic niche in this District.

The Urban Commercial District introduced Development standards aimed at improving site design for walkability and "places for people" downtown. These standards include requirements

for ground floor windows, building face variation, location of the main entrance, and pedestrian scale lighting. Each Developer then selects two items from a list of options to meet the remaining requirement. The development standards apply to new construction, when the square footage of an existing building increases by 40% or more, and when façade material changes by 40% or more. The goal for these regulations is that they allow for creativity and flexibility in the development process, while ensuring that new development contributes to a walkable urban environment.

The table below identifies the differences in area regulations between the three existing zoning districts within the proposed Urban Commercial District boundary.

Zoning District Area Regulations Comparisons

	Central Business District	General Commercial District	Medium Density Residential District	Proposed Urban Commercial District
Building Height maximum	Unlimited	4 stories	3 stories, 35'	8 stories, 100'
Front Setback	None Required	25' minimum	25' minimum	0 – 10' maximum
Maximum Lot Coverage	100% under 6 stories	75%	30%	90%
Parking	None Required	Based on Use (See below)	Based on Use (See below)	Commercial: 2/1,000 square feet New Construction Residential: 1 space/ 1 bedroom + 0.5 spaces for each additional bedroom Conversion: 0.5 spaces per unit

The table below identifies existing parking requirements for typical uses that would be expected in a downtown commercial district. The Downtown Master Plan recommended reducing parking in the Urban Commercial District by 65% of what is currently required. The Parking Study consultant team provided additional analysis and guidance to arrive at the proposed parking regulations.

Parking Comparisons

Common Commercial Use Types	Existing Requirement 17.50.270 [SFGFA = Square foot gross floor area]	Proposed in Urban Commercial District
Apartment Complex	1.5/dwelling unit	New Construction: 1 space/1 bedroom + 0.5 spaces for each additional bedroom

Common Commercial Use Types	Existing Requirement 17.50.270 [SFGFA = Square foot gross floor area]	Proposed in Urban Commercial District
		Conversion: 0.5 spaces per unit
Bank and Loan Office	4.30/1,000 SFGFA	2/1,000 SFGFA <i>(53% reduction)</i>
(with drive-up teller)	Plus 3 per drive-through lane	N/A
Lounge/ nightclub/bar	10/1,000 SFGDA	2/1,000 <i>(80% reduction)</i>
Hotel/Motel	1/Room	2/1,000 <i>(Reduction variable depending on size)</i>
Office	5/1,000 SFGFA	2/1,000 <i>(60% reduction)</i>
Office – undivided common work area	8/1,000 SFGFA	2/1,000 <i>(75% reduction)</i>
Restaurant Table Service	11/1,000 SFGFA	2/1,000 <i>(82% reduction)</i>
Supermarket	5/1,000 SFGFA	2/1,000 <i>(60% reduction)</i>

Several associated ordinance amendments are necessary to support the creation of this District. The following ordinance amendments will be considered contingent upon approval of the Urban Commercial 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

If you have any questions about the proposed Urban Commercial District ordinance, please do not hesitate to contact me by email at Sarah.Hanzel@rcgov.org or by phone at 605-394-4120.

Staff Recommendation: Staff recommends approving Ordinance 6628 an ordinance amendment to Title 17 of the Rapid City Municipal Code by Adding Chapter 17.66, Urban Commercial District.