

STAFF REPORT

October 5, 2000

**RZN #00RZ039 - Rezoning from Low Density Residential
District to Office Commercial District**

ITEM 22

GENERAL INFORMATION:

PETITIONER	Centerline for 3 T's Land Development
REQUEST	RZN #00RZ039 - Rezoning from Low Density Residential District to Office Commercial District
LEGAL DESCRIPTION	Commencing from the northeast corner of Block 27 in Robbinsdale Addition No. 10 consisting of a 5/8" rebar with a plastic cap marked "Renner & Sperlich 2652", thence S35°49'23"E 334.39 feet along a non-tangent line to a point of curvature consisting of a 5/8" rebar with plastic cap marked "Hanson RLS 6251", thence S27°03'46"E 421.82 feet (chord bearing and distance) through a right hand curve with radius of 1345.32 feet and length of 423.56 feet to a 5/8" rebar with plastic cap marked "Hanson RLS 6251", thence S89°42'39"W 290 feet to an unmonumented corner, thence N32°50'53"W 582.65 feet to an unmonumented corner, thence N53°59'27"E 270 feet to the point of beginning. Said parcel containing 4.3165 acres, more or less
PARCEL ACREAGE	Approximately 4.3165 Acres
LOCATION	South of the intersection of Annamaria and 5th Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Office Commercial District (PDD)
East:	Office Commercial District
West:	Low Density Residential District - General Agriculture District
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Rezoning from Low Density Residential District to Office Commercial District be approved contingent on the Comprehensive Plan Amendment being approved.

GENERAL COMMENTS: The applicant is proposing to rezone a four acre parcel of land from Medium Density Residential to Office Commercial. The subject property is located at the

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northeast corner of the future intersection of Fifth Street with Minnesota Street, south of Black Hills Surgery Center and Westhills Assisted Living Center. The Fifth Street corridor from Fairmont Boulevard south is largely occupied by office commercial medical facilities related to the Rapid City Regional Hospital. The applicant has submitted an associated request to amend the South Robbinsdale Future Land Use Plan for the subject property. The Future Land Use Committee recently reviewed this request and supported changes to the plan consistent with the rezoning request.

STAFF REVIEW: Staff evaluated the proposed rezoning as it relates to the four criteria for review of zoning map amendments. A summary of Staff findings is outlined below:

1. *The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected, or the City in general.*

Conditions in this area have been changing due to the development and expansion of medical facilities along Fifth Street, south of Fairmont Boulevard. A number of medical facilities have chosen to locate in this area due to the close proximity to the Rapid City Regional Hospital. The subject property is located north of the recently completed intersection of Fifth Street and Minnesota Street.

2. *The proposed amendments shall be consistent with the intent and purposes of this ordinance.*

The description of the Office Commercial Zoning District states that it is intended to provide areas for institutional and office uses that are surrounded by landscaped yards and open spaces. The land, space and aesthetic requirements of office commercial uses make them desirable in either a central location or a suburban location close to residential neighborhoods. The subject property has a central location and is near residential neighborhoods. There is other property located nearby that is currently zoned Office Commercial. Staff believes that rezoning this property is consistent with the intent and purposes of the ordinance.

3. *The proposed amendment will not adversely affect any other part of the City, nor shall any direct or indirect adverse effects result from such amendment.*

Staff does not believe that rezoning the subject property will result in any adverse affects. Office Commercial zoning at this location will provide a buffer for the residentially zoned property to the west from the traffic on Fifth Street. The Office Commercial development will be significantly lower than the residential development to the west and the terrain should be a significant buffer between the land uses.

4. *The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.*

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The South Robbinsdale Future Land Use Plan identifies this property as Medium Density Residential; however, the applicant has submitted an amendment to the South Robbinsdale Future Land Use Plan. The Major Street Plan identifies Fifth Street and Minnesota Street as arterial streets. Office commercial uses are appropriate near the intersection of arterial streets. Staff believes this rezoning to be consistent with development plans for Rapid City.

The receipts from the certified mailing have been completed and the rezoning sign has been posted on the property. Staff has not received any objections or inquires regarding this rezoning request.

Staff has reviewed this request with respect to the criteria established for Zoning Map Amendments and recommends approval.