

STAFF REPORT

January 4, 2001

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**RZN #00RZ054 - Rezoning from Office Commercial  
District to General Commercial District**

**ITEM 36**

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GENERAL INFORMATION:

PETITIONER	Rapid City Regional Hospital
REQUEST	<b>RZN #00RZ054 - Rezoning from Office Commercial District to General Commercial District</b>
LEGAL DESCRIPTION	Tracts AR-1 thru AR-5 and Tracts AR-7 thru AR-9 and Tract B of Regional Hospital Addition located in SW1/4 of Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 23.331 Acres
LOCATION	353 Fairmont Boulevard and 2908 Fifth Street (Rapid City Regional Hospital)
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Commercial District (PCD)
East:	Office Commercial District
West:	Office Commercial District
PUBLIC UTILITIES	City Sewer and Water
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Rezoning from Office Commercial District to General Commercial District be continued to the January 25, 2001 Planning Commission meeting to allow the petitioner to submit an application for a Planned Commercial Development.

GENERAL COMMENTS: Rapid City Regional Hospital has submitted this rezoning application to change the zoning for the main hospital campus from Office Commercial to General Commercial. In April 2000, the City approved an amendment to the Office Commercial Zoning District changing hospitals from a Permitted Use to a Use on Review. Hospitals are set forth as a Permitted Use in the General Commercial Zoning District. Subsequent to submitting this application, hospital representatives and City Staff met and jointly agreed that it was most appropriate for the rezoning to be approved only in conjunction with a Planned Development Designation.

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STAFF REVIEW: Staff is recommending that the rezoning request be continued to the January 25, 2001 Planning Commission meeting to allow the petitioner to submit a Planned Development Designation application. The required rezoning signs have been posted on the property. The required notification of surrounding property owners has been completed. Staff has received one letter in opposition to this request (see attached). Staff has also received one telephone inquiry regarding the request. The caller expressed concern with the potential increase in any helicopter flights in the area.