

STAFF REPORT

January 25, 2001

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

**ITEM 7**

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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	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Rezoning from Office Commercial District to General Commercial District be approved in conjunction with the Planned Development Designation.

GENERAL COMMENTS: Rapid City Regional Hospital has submitted a rezoning request to change the zoning for the main hospital campus at the southeast quadrant of Fairmont Boulevard and Fifth Street from Office Commercial to General Commercial. The proposed rezoning request does not include the Black Hills Eye Institute or the detention pond located east of Third Street.

Hospitals are set forth as a Permitted Use in the General Commercial Zoning District. Additionally, the General Commercial Zoning District allows a wide variety of retail and service businesses that are being incorporated into health care campuses across the country. Subsequent to submitting this application, hospital representatives and City Staff met and

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---

jointly agreed that it was most appropriate for the rezoning to be approved in conjunction with a Planned Development Designation. The applicant has indicated that a consultant is preparing a Master Plan to be submitted for consideration this summer. Upon review of the proposed Master Plan, staff will again visit with hospital representatives to identify the types of expansions allowed without further review once an initial and final development plan is approved. More specifically, staff will identify those expansions that will trigger the requirement for a Minimal Amendment versus a Major Amendment to the Planned Commercial Development. Staff is aware of the rapidly changing nature of the health care industry resulting in the need to allow permitted revisions and/or renovations without the burden of numerous Planned Commercial Development amendments. In addition, the Zoning Ordinance further outlines the changes that may require a Major Amendment and/or a Minimal Amendment. In particular, those changes that significantly affect the use of the property or create parking or density concerns may require a Major Amendment while less significant changes, such as building setbacks, and less extensive expansion(s) of permitted uses, may require a Minimal Amendment precluding the need for any public hearings or review by Planning Commission or City Council.

This item was continued at the January 4, 2001 Planning Commission meeting to allow the petitioner to submit an application for a Planned Development Designation. On December 29, 2000, the petitioner submitted an application for a Planned Development Designation. (See companion item #00PD071.)

STAFF REVIEW: Staff has evaluated this rezoning request with respect to the four criteria established for review of zoning map amendments established in Section 17.54.040(D)(1). 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 in the City in general.*

Staff believes this criteria can be met assuming the Planned Development Designation is also approved for the subject property. Rapid City in general, and the South Robbinsdale and U.S. Highway 16 South neighborhoods in particular, are experiencing significant growth. This growth has included an increasing number of medical facilities and clinics that have been constructed near Rapid City Regional Hospital.

2. *The proposed zoning is consistent with the intent and purposes of this ordinance.*

Again, Staff believes this criteria can be met assuming the Planned Development Designation is also approved for the subject property. According to Section 17.18.010 of the Rapid City Municipal Code, the General Commercial Zoning District is intended to provide areas for "...personal and business services and the general retail business of the

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city.” Rapid City Regional Hospital provides services to residents from across the city and region.

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 an amendment.*

The additional review provided by a Planned Commercial Development process will insure that any future expansions to the hospital campus are compatible with adjoining land uses and will mitigate potential negative impacts. In particular, impacts on the neighboring residential use, traffic impacts along Fifth Street and Fairmont Boulevard, drainage concerns and lighting, signage, and noise nuisances will be considered.

4. *The proposed amendments shall be consistent with and not conflict with the Development Plan of Rapid City including any of its elements, Major Street Plan, Land Use Plan and Community Facilities Plan.*

The City's 1974 Comprehensive Plan identifies residential land uses for the subject property. The subject property has not yet been addressed as part of the City's Future Land Use Planning process. Fairmont Boulevard and Fifth Street are classified as a Minor Arterial Street and a Principal Arterial Street, respectively, on the Major Street Plan. The location of the property in close proximity to the intersection of two arterial roadways makes it a desirable location for a regional hospital. Rezoning the property to General Commercial District in conjunction with a Planned Development Designation will allow the hospital to expand while insuring that any future development does not adversely affect the surrounding properties or the community as a whole. As such, the proposed amendment is consistent with the development plan of Rapid City.

The required rezoning signs have been posted on the property. The required notification of surrounding property owners has been completed. Staff has received one inquiry regarding this request. The caller indicated that they did not oppose the proposed rezoning request if the request is approved in conjunction with a Planned Development Designation.