

STAFF REPORT

June 21, 2001

No. 01CA013 - Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 1.874 acre parcel from Low Density Residential to Office Commercial **ITEM 34**

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Frank Shobe
REQUEST	No. 01CA013 - Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 1.874 acre parcel from Low Density Residential to Office Commercial
LEGAL DESCRIPTION	Proposed Lot 2R of Block 28 of Robbinsdale Addition No. 10, (Formerly Lot 2 of Block 28, Lot 2R of Block 17, and a portion of Tract C of Robbinsdale Addition No. 10, Located in the NE1/4 of the SW1/4, and in the SE1/4 of the NW1/4, Section 13, T1N, R7E, B.H.M., Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northernmost corner of Lot 2R of Block 17, common with the northwesterly corner of Lot 1R of Block 17 of Robbinsdale Addition No. 10, and the Point of Beginning; Thence, first course: S36 31'42"E, along the boundary common to said Lots 1R and 2R of Block 17, a distance of 162.65 feet; Thence, second course: S44 19'03"W, along the boundary common to said Lots 1R and 2R of Block 17, a distance of 46.59 feet; Thence, third course: S36 33'28"E, along the boundary common to said Lot 1R of Block 17, and Tract C of Robbinsdale Addition No. 10, a distance of 75.96 feet; Thence, fourth course: S44 19'03"W, a distance of 200.76 feet; Thence, fifth course: S73 18'54"W, a distance of 149.18 feet, to the easterly boundary of Lot 3 of Block 28 of Robbinsdale Addition No. 10; Thence, sixth course: N21 40'47"E along the boundary common to said Lot 3 of Block 28, and Tract C of Robbinsdale Addition No. 10, a distance of 51.02 feet, to the corner common to said Lots 2 and 3 of Block 28; Thence, seventh course: N68 01'50"W, along the boundary common to Lots 2 and 3 of Block 28, a distance of 102.87 feet; Thence, eighth course: northeasterly, along the southerly edge of the right-of-way of Anamaria Drive, common with the northerly boundary of said Lot 2 of Block 28, curving to the right on a curve with a radius of 596.63 feet, a delta angle of 17 23'45", a length of 181.14 feet, a chord bearing of N26

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20'14"E, and a chord distance of 180.45 feet, to the corner common to said Lot 2 of Block 28, and said Lot 2R of Block 17; Thence, ninth course: northeasterly, along the southerly edge of the right-of-way of Anamaria Drive, common with the northerly boundary of said Lot 2R of Block 17, curving to the right on a curve with a radius of 596.63 feet, a delta angle of 18 23'44", a length of 191.56 feet, a chord bearing of N44 17'14"E, and a chord distance of 190.73 feet, to the point of tangency; Thence, tenth course: N53 28'18"E, along the southerly edge of the right-of-way of Anamaria Drive, common with the northerly boundary of said Lot 2R of Block 17, a distance of 46.00 feet, to the corner common to said Lots 1R and 2R of Block 17, and the Point of Beginning. Said Parcel contains 81,608 square feet or 1.873 acres more or less

PARCEL ACREAGE	Approximately 1.873 Acres
LOCATION	West of the intersection of Anamaria Drive and 5th Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Office Commercial District (PCD)
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a 1.874 acre parcel from Low Density Residential to Office Commercial be approved with the stipulation that erosion control measures shall be implemented and that the soil and sediment run-off located in the parking lot shall be removed from the property in compliance with the previously approved Black Hills Imaging Center Planned Commercial Development prior to City Council approval.

GENERAL COMMENTS: The applicant is seeking to change the future land use designation from Low Density Residential to Office Commercial on the above legally described property.

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On June, 7, 2001, the Planning Commission recommended approval of a rezoning request to change the zoning of the subject property from Low Density Residential District to Office Commercial District. The Planning Commission also recommended approval to amend the Planned Commercial Development for the Black Hills Imaging Center to expand the boundaries to include the subject property. In addition, the Planning Commission recommended approval of a Preliminary and Final Plat to combine two existing lots and to incorporate the subject property into one lot. (See associated files 01RZ023, 01PD023 & 01PD045.)

The property is located southwest of the intersection of Fifth Street and Annamaria Drive. Currently, the Black Hills Imaging Center is located on the property. The applicant has indicated that the property is being replatted and subsequently rezoned as identified in order to provide additional parking for the Black Hills Imaging Center and for the Black Hills Surgery Center located across the street.

STAFF REVIEW: The South Robbinsdale Neighborhood Area Future Land Use Plan is a framework within which development and rezoning proposals can be measured and evaluated. The Plan is intended to guide the orderly growth of the community. The Future Land Use Committee has anticipated that in order for the plans to remain viable and to keep pace with a changing market place, periodic adjustments to reflect changing conditions will be required.

Conditions in this area have been changing due to the development and expansion of medical facilities along Fifth Street, south of Fairmont Boulevard. As previously indicated, the subject property is being platted into the Black Hills Imaging Center property in order to increase the size of the parking lot. In 2000, the Black Hills Imaging Center property, as well as the Black Hills Surgery Center property, were rezoned from Low Density Residential and Medium Residential District, respectively, to Office Commercial District with a Planned Commercial Development. As evidenced by existing development within the area, a number of medical facilities have chosen to locate along this portion of Fifth Street due to the close proximity of the Rapid City Regional Hospital. The proposed Comprehensive Plan Amendment is reflective of the changing conditions within this area.

Office Commercial development at this location will provide a buffer for the residentially zoned property to the west from the traffic on Fifth Street. The applicant has also identified that townhome development is proposed on the property located directly south of the subject property. The townhome development will serve as a buffer between the office commercial development and the single family residential development located south of the property. In addition, the Office Commercial development will be located at an elevation significantly lower than the residential development to the west and the terrain should provide a significant buffer between the land uses. The Major Amendment to the Planned Commercial Development will serve to insure that any possible impacts are adequately mitigated as a part of the development of the site.

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A site inspection on June 11, 2001 identified excessive amounts of soil and sediment run-off located in the parking lot on the subject property. A stipulation of approval for the Black Hills Imaging Center Planned Commercial Development requires that an erosion control plan be implemented. Staff is recommending that erosion control measures be implemented and that the soil and sediment run-off located in the parking lot be removed from the property prior to City Council approval.

Staff notes that Comprehensive Plan Amendments do not require direct notification of neighboring property owners; however, South Dakota Codified Law requires that plan amendments be advertised in a local newspaper. The notification requirement has been met.
