

STAFF REPORT

July 25, 2002

No. 02CA039 - Amendment to the Comprehensive Plan to change the future land use designation on a .41 acre parcel from Residential to Office Commercial **ITEM 17**

GENERAL INFORMATION:

PETITIONER	Nathan A. Barton for Century Medical Plaza, LLC
REQUEST	No. 02CA039 - Amendment to the Comprehensive Plan to change the future land use designation on a .41 acre parcel from Residential to Office Commercial
EXISTING LEGAL DESCRIPTION	Lots 7 thru 11, Block 17, South Boulevard Addition, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .41 acres
LOCATION	615 Flormann Street and 619 Flormann Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Office Commercial District w/Planned Commercial Development
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Office Commercial District w/Planned Commercial Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/12/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the future land use designation on a .41 acre parcel from Residential to Office Commercial be denied without prejudice.

GENERAL COMMENTS:

The applicant is seeking to change the future land use designation from Residential to Office Commercial on the above legally described property. The applicant has also submitted a Rezoning Request to change the zoning from Medium Density Residential District to Office Commercial District on the property. In addition, the applicant has submitted a Conditional

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Use Permit to allow a parking lot to be constructed on the property. (See companion items #02RZ034 and 02UR020.)

The property is located 180 feet east of Seventh Street on the south side of Flormann Street. Two single family residences previously located on the property(s) have been removed. The applicant has indicated that the parking lot will be used for parking by the Medical Associates of the Black Hills building located north of the subject property, across Flormann Street. (The building was originally referred to as the "University Physicians" building.)

STAFF REVIEW:

On July 18, 2002, the Future Land Use Committee reviewed the Comprehensive Plan Amendment request and determined that allowing an Office Commercial use on the site as proposed could only be supported in conjunction with a Planned Commercial Development. The Future Land Use Committee cited concerns relative to the designation of additional commercial land uses relative to the existing residential development within the area. In addition, the Future Land Use Committee discussed the overall boundaries that should be maintained between commercial use(s) and residential use(s) within the neighborhood. Due to these concerns, the Future Land Use Committee found it necessary to recommend that a Planned Commercial Development be required to adequately mitigate the impacts of any proposed and/or future use(s) of the property.

The applicant has indicated that the subject property will be used as a parking lot by the medical facility located north of the subject property. (Planned Commercial Development #00PD007 was approved May 1, 2000 to allow the medical facility on the property.) Parking issues relative to the medical facility site and an adjacent property located to the west, also owned by the applicant, have been discussed on several occasions since the building was constructed and occupied. As such, the Future Land Use Committee has indicated that the Planned Commercial Development for the medical facility must be amended to increase the boundaries of the Planned Commercial Development to include the subject property. Submitting a Major Amendment to the Planned Commercial Development as proposed will allow the City to review the on-going parking issues relative to the two properties owned by the applicant north of Flormann Street, including the medical facility site.

Staff recommends that the Comprehensive Plan Amendment be denied without prejudice to allow the applicant to submit a new Comprehensive Plan Amendment from Residential to Office Commercial with a Planned Commercial Development.