

STAFF REPORT

July 25, 2002

No. 02RZ034 - Rezoning from Medium Density Residential District to Office Commercial District **ITEM 18**

GENERAL INFORMATION:

PETITIONER	Nathan A Barton for Century Medical Plaza, LLC
REQUEST	No. 02RZ034 - Rezoning from Medium Density Residential District to Office Commercial District
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 Rezoning from Medium Density Residential District to Office Commercial District be continued to the August 22, 2002 Planning Commission meeting to allow the applicant to submit a Major Amendment to Planned Commercial Development #00PD007 to increase the boundaries incorporating the subject property into the Planned Commercial Development and submit a new Comprehensive Plan Amendment request.

GENERAL COMMENTS:

The applicant is seeking to rezone a .40 acre parcel from Medium Density Residential District to Office Commercial District. The applicant has also submitted a Comprehensive Plan Amendment to change the land use of the property from residential to Office Commercial. In addition, the applicant has submitted a Conditional Use Permit to allow a parking lot to be constructed on the property. (See companion items #02CA039 and

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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 by the occupants of 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 associated Comprehensive Plan Amendment request and recommended that the proposed commercial land use designation could only be supported in conjunction with a Planned Commercial Development. The applicant has indicated that the parking lot will be used for parking 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. As such, the Future Land Use Committee has indicated that the Planned Commercial Development for the medical facility should 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 Rezoning from Medium Density Residential District to Office Commercial District be continued to the August 22, 2002 Planning Commission meeting to allow the applicant to submit a Comprehensive Plan Amendment request from Residential to Office Commercial with a Planned Commercial Development.