

STAFF REPORT

July 25, 2002

No. 02UR020 - Conditional Use Permit to allow a parking lot in the Medium Density Residential Zoning District

ITEM 19

GENERAL INFORMATION:

PETITIONER	Nathan A Barton for Century Medical Plaza, LLC
REQUEST	No. 02UR020 - Conditional Use Permit to allow a parking lot in the Medium Density Residential Zoning 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 Conditional Use Permit to allow a parking lot in the Medium Density Residential Zoning District be denied without prejudice at the applicant's request.

GENERAL COMMENTS:

The applicant has submitted a Conditional Use Permit to allow a parking lot to be constructed 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 Comprehensive Plan Amendment to change the land use of the property from residential to Office Commercial. (See companion items #02RZ034 and 02CA039.)

STAFF REPORT

July 25, 2002

No. 02UR020 - Conditional Use Permit to allow a parking lot in the Medium Density Residential Zoning District

ITEM 19

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:

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. As previously indicated, 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 and occupied. As such, the Future Land Use Committee has recommended that the Planned Commercial Development for the medical facility 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 developer to address the on-going parking issues relative to the two properties owned by the applicant north of Flormann Street, including the medical facility site.

Incorporating the subject property into the existing Planned Commercial Development for the medical facility through the major amendment process precludes the need for a Conditional Use Permit. As such, the applicant has requested that the Conditional Use Permit be denied without prejudice.