

STAFF REPORT

September 5, 2002

No. 02CA047 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.41 acre parcel from Medium Density Residential to Office Commercial with a Planned Commercial Development

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GENERAL INFORMATION:

PETITIONER	Bryan Gonzalez for Century Medical Plaza, LLC
REQUEST	No. 02CA047 - Amendment to the Comprehensive Plan to change the future land use designation on a 0.41 acre parcel from Medium Density Residential to Office Commercial with a Planned Commercial Development
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	08/09/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Comprehensive Plan Amendment to change the future land use designation on a 0.41 acre parcel from Medium Density Residential to Office Commercial with a Planned Commercial Development be approved.

GENERAL COMMENTS:

The applicant is seeking to change the future land use designation from Residential to Office

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Commercial with a Planned Commercial Development 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. In addition, the applicant has submitted an Initial and Final Planned Commercial Development to allow a public parking lot to be constructed on the property. (See companion items #02RZ034 and #02PD044.)

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:

The Rapid City Comprehensive Long Range Plan identifies this area as appropriate for development as residential land uses. 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.

In September of 2000, the property located directly west of the subject property was rezoned from Medium Density Residential to Office Commercial District with a Planned Commercial Development to allow for the construction of a credit union on the property. In February of 2000 the property located north of the subject property was rezoned from Shopping Center 1 to Office Commercial District with a Planned Commercial Development to allow for the construction of a medical facility on the property. In 1998, the property located one block north of the subject property was also rezoned to Office Commercial District with a Planned Commercial Development to allow for a medical office building to be located on the property. The Future Land Use Committee has indicated that with the large amount of commercial activity located directly north and west of the subject property, Office Commercial land use(s) may serve as a transitional area between the commercial activity and the residential development to the east and north. In addition, the Planned Development Designation will serve as a tool to address the access issues, traffic concerns, buffering and screening requirements and topographic and drainage concerns specific to the subject property. In particular, access along the alley to the subject property will not be allowed in order for the alley to serve as a buffer between the subject property and the surrounding residential development. In addition, substantial screening and landscaping will be required along the east and south lot lines to further create a buffer to the existing residential use(s) on the surrounding properties.

Staff notes that Comprehensive Plan Amendments do not require direct notification of

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neighboring property owners; however, South Dakota Codified Law requires that plan amendments be advertised in a local newspaper. Staff will notify the Planning Commission at the September 5, 2002 Planning Commission meeting if this requirement has not been met.