

STAFF REPORT

September 5, 2002

No. 02RZ034 - Rezoning from Medium Density Residential District to Office Commercial District **ITEM 19**

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 approved in conjunction with the associated Planned Development Designation and the Comprehensive Plan Amendment.

GENERAL COMMENTS:

This item has been continued twice since the July 25, 2002 Planning Commission meeting to allow the applicant to submit a Major Amendment to a Planned Commercial Development and a Comprehensive Plan Amendment. (The applicant submitted the two referenced applications on August 8, 2002. See companion items 02PD044 and 02CA047.) This Staff Report has been revised as of August 26, 2002. 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

STAFF REPORT

September 5, 2002

No. 02RZ034 - Rezoning from Medium Density Residential District to Office Commercial District **ITEM 19**

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 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: Staff has evaluated the proposed rezoning as it relates to the four criteria for the review of zoning map amendments. A summary of Staff findings is outlined below:

1. *The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and district affected, or the City in general.*

Staff has noted that the land uses and zoning in this portion of the community have changed within the area. 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 recent identification of Flormann Street as a potential collector road with signalized intersections at Mount Rushmore Road and 5th Street has changed conditions within the area to support the extension of the office commercial use(s) to the subject property. Office commercial activities fronting onto Flormann Street in lieu of residences may be more appropriate for the future function of Flormann Street. With the large amount of commercial activity located directly north and west of the subject property, the Office Commercial District may serve as a transitional area between the commercial activity and the residential development within the area. 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 REPORT

September 5, 2002

No. 02RZ034 - Rezoning from Medium Density Residential District to Office Commercial District **ITEM 19**

2. *The proposed zoning is consistent with the intent and purposes of this ordinance.*

The purpose of the Office Commercial District as stated in the Zoning Ordinance is to provide a place for those types of institutional and commercial activities that require building(s) surrounded by landscaped yards and open area. Land, space and aesthetic requirements of these uses make desirable either a central location or a suburban location near residential neighborhoods. The additional review provided by a Planned Commercial Development process will insure that the proposed office commercial development is compatible with adjoining land uses and will mitigate potential negative impacts.

3. *The proposed amendment will not adversely affect any other part of the City, nor shall any direct or indirect adverse effects result from such amendment.*

Staff does not believe that rezoning this property will result in any adverse impacts provided the associated Planned Development Designation request is approved. With the recent rezoning of the surrounding properties to Office Commercial District and the future function of Flormann Street as a potential collector road, the proposed rezoning request is consistent with commercial development within the area.

4. *The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan, and others.*

The Rapid City Comprehensive Long Range Plan identifies this area as appropriate for development as residential land uses. As such, the applicant has submitted a Comprehensive Plan Amendment to allow for the office commercial use. 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 associated Planned Commercial Development proposal will help mitigate some of the negative impacts associated with increased commercial development in the area.

The certified mailings have been returned and the rezoning sign has been posted on the property. Staff has received two calls regarding this proposal. Neither caller opposed the proposed rezoning request.