

STAFF REPORT

December 5, 2002

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**No. 02RZ062 - Rezoning from Medium Density Residential District to Office Commercial District**      **ITEM 39**

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GENERAL INFORMATION:

PETITIONER	Williams and Associates for Black Hills Surgery Center, LLP
REQUEST	<b>No. 02RZ062 - Rezoning from Medium Density Residential District to Office Commercial District</b>
EXISTING LEGAL DESCRIPTION	A portion of Lot 33 of Block 18 of Robbinsdale Addition No. 10 located in the SE1/4 of the NW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the southwesterly corner of Lot 33 of Block 18 of Robbinsdale Addition No. 10, common to the southeasterly corner of Lot 32 of Block 18 of Robbinsdale Addition No. 10, and the Point of Beginning; thence, first course: N26°33'43"W, along the westerly boundary of said Lot 33, common to the easterly boundary of said Lot 32, a distance of 107.95 feet, to a westerly corner of said Lot 33 common to a easterly corner of said Lot 32; thence, second course: N00°29'17"W, along the westerly boundary of said Lot 33, common to the easterly boundary of said Lot 32, a distance of 263.76 feet, to a westerly corner of said Lot 33, common to the northeasterly corner of said Lot 32; thence, third course: S08°00'00"E, a distance of 235.00 feet; thence, fourth course S33°07'00"E, a distance of 112.08 feet, to a point on the southerly boundary of said Lot 33, common the northerly edge of right-of-way of Anamaria Drive; thence fifth course: S53°27'20"W, along the southerly boundary of said Lot 33, common to the northerly edge of right-of-way of Anamaria Drive, a distance of 15.00 feet, to a point of curve; thence, sixth course: southwesterly, along the southerly boundary of said Lot 33, common the northerly edge of right-of-way of Anamaria Drive, curving to the left on a curve with a radius of 648.63 feet, a delta angle of 3°32'00", a length of 40.00 feet, a chord bearing S51°41'20"W, and a chord distance of 39.99 feet, to the southwesterly corner of said Lot 33, common to the southeasterly corner of said Lot 32, and the point of beginning
PARCEL ACREAGE	Approximately .2141 acres
LOCATION	At the intersection of Anamaria Drive and 5th Street

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EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District/Office Commercial District w/PCD
East:	Medium Density Residential District
West:	Office Commercial District w/PCD
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/09/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Rezoning request from Medium Density Residential District to Office Commercial District be continued to the **December 19, 2002** Planning Commission meeting to be heard in conjunction with a Major Amendment to a Planned Commercial Development.

GENERAL COMMENTS:

**This item was continued at the November 7, 2002 Planning Commission meeting in order to be heard in conjunction with a Major Amendment to a Planned Commercial Development. This Staff Report has been revised as of November 23, 2002. All revised and/or added text is shown in bold print.** The applicant has submitted a Rezoning request to change the zoning of the above legally described property from Medium Density Residential District to Office Commercial. In addition, the applicant has submitted a Comprehensive Plan Amendment to the South Robbinsdale Neighborhood Future Land Use Plan to change the land use designation from Medium Density Residential District to Office Commercial District with a Planned Commercial Development. (See companion item #02CA053.)

The Black Hills Surgery Center is located on the property directly west of the subject property. The applicant has submitted a Major Amendment to the Black Hills Surgery Center Planned Commercial Development to allow an 8,010 square foot addition to be constructed onto the medical facility. (See companion item #02PD056.) The applicant's site plan proposes to shift the east lot line of the Black Hills Surgery Center lot to incorporate the subject property. This will allow the parking lot to be extended further to the east to accommodate the proposed expansion. The applicant has also submitted a Layout, Preliminary and Final Plat to reconfigure three lots, including the subject property. (See companion item #02PL107.)

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STAFF REVIEW:

During the review of the associated Major Amendment to the Planned Commercial Development, staff noted that additional information must be submitted in order to adequately review the item. In particular, elevations of the proposed fence and shed to be located along the north lot line must be submitted for review and approval. In addition, the location and size of any additional air handling equipment must be shown. Information must also be submitted regarding the noise levels generated by the additional air handling equipment to insure that the equipment will not disturb the existing and proposed residential neighborhoods within the area. In particular, the information must identify the decibels of noise generated by the equipment as well as the range of influence from the projected decibel levels.

Staff also noted that drainage concerns relative to the Black Hills Surgery Center lot as well as property located directly east of the subject property must be addressed before the proposed expansion to the Black Hills Surgery Center can be approved.

Due to the amount of information that must be submitted in order to adequately review the Major Amendment to the Black Hills Surgery Center Planned Commercial Development, staff is recommending that the Major Amendment be continued. **On November 8, 2002, the applicant submitted additional drainage information and a revised plat document removing the most northern lot from the proposed Layout, Preliminary and Final Plat request. In addition, the applicant submitted a revised site plan for the proposed expansion to the Black Hills Surgery Center. Upon review, the Engineering Division has identified several issues relative to the revised site plan and, as such is recommending that the Major Amendment to the Black Hills Surgery Center Planned Commercial Development be continued to allow the applicant to address the issues. Staff is recommending that the Rezoning request be continued to the December 19, 2002 Planning Commission meeting to be heard in conjunction with the Major Amendment to the Planned Commercial Development.**