

STAFF REPORT

December 19, 2002

---

**No. 02CA053 - Amendment to the Comprehensive Plan to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a .2141 acre parcel from Medium Density Residential District to Office Commercial with a Planned Commercial Development**

---

**ITEM 33**

GENERAL INFORMATION:

PETITIONER	Williams and Associates for Black Hills Surgery Center, LLP
REQUEST	<b>No. 02CA053 - Amendment to the Comprehensive Plan to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a .2141 acre parcel from Medium Density Residential District to Office Commercial with a Planned Commercial Development</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

STAFF REPORT

December 19, 2002

---

**No. 02CA053 - Amendment to the Comprehensive Plan to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a .2141 acre parcel from Medium Density Residential District to Office Commercial with a Planned Commercial Development**

---

**ITEM 33**

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
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	10/11/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Comprehensive Plan to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation from Medium Density Residential District to Office Commercial with a Planned Commercial Development be **approved in conjunction with the associated Major Amendment to the Planned Commercial Development.**

GENERAL COMMENTS:

**This item has been continued twice since 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 December 7, 2002. All revised and/or added text is shown in bold print.** The applicant has submitted a Comprehensive Plan Amendment to change the future land use designation of the South Robbinsdale Neighborhood Area Future Land Use Plan as identified on the above legally described property. The applicant has also submitted a Rezoning request to change the zoning of the subject property from Medium Density Residential District to Office Commercial District.

STAFF REPORT

December 19, 2002

---

**No. 02CA053 - Amendment to the Comprehensive Plan to the South Robbinsdale Neighborhood Area Future Land Use Plan to change the future land use designation on a .2141 acre parcel from Medium Density Residential District to Office Commercial with a Planned Commercial Development**

---

**ITEM 33**

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 shows shifting the east lot line of the Black Hills Surgery Center lot to incorporate the subject property in order to shift the parking lot 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.)

STAFF REVIEW:

**The South Robbinsdale Neighborhood Area Future Land Use Plan is a framework within which development and rezoning proposals can be measured and evaluated. 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.**

**Criteria by which to evaluate proposed plan changes include the criteria used to evaluate zoning amendment requests. Conditions in this area have been changing substantially in recent years due to the development of medical facilities along Fifth Street, south of Fairmount Boulevard. A number of medical facilities have located in this area because of the close proximity to Rapid City Regional Hospital. The property to the south is zoned Office Commercial with a Planned Commercial Development and is the current location of the Black Hills Imaging Center. In addition, the West Hills Village Retirement Center is located southeast of the property. The associated Major Amendment to the Black Hills Surgery Center Planned Commercial Development will incorporate the subject property into the development in order to expand the parking lot. The Planned Commercial Development will serve as a tool to address the issues, traffic concerns and topographic and drainage concerns specific to the subject property.**

**It should be noted that significant changes in the use or density of development on the site would not appear to be appropriate due to the neighboring residential development and would not be supported by staff through any future Planned Commercial Development Amendment process.**

**Staff notes that Comprehensive Plan Amendments do not require direct notification of 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 December 21, 2002 Planning Commission meeting if this requirement has not been met.**