

STAFF REPORT
September 21, 2006

No. 06RZ031 - Rezoning from Medium Density Residential District to Office Commercial District **ITEM 26**

GENERAL INFORMATION:

PETITIONER	Lund Associates, Ltd. For Rapid City Regional Hospital
REQUEST	No. 06RZ031 - Rezoning from Medium Density Residential District to Office Commercial District
EXISTING LEGAL DESCRIPTION	Lot 1, Block 1, Fox Run Subdivision, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.095 acres
LOCATION	301 Fox Run Drive
EXISTING ZONING	Medium Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Office Commercial District
South:	Medium Density Residential District (Planned Development Designation)
East:	Medium Density Residential District
West:	Medium Density Residential District (Planned Development Designation)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/25/2006
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Rezoning from Medium Density Residential District to Office Commercial District be approved.

GENERAL COMMENTS: The applicant is proposing to rezone a 1.1 acre parcel of land from Medium Density Residential to Office Commercial. The subject property is located at the northwest corner of the intersection of Fifth Street with Texas Street. The Fifth Street corridor from Fairmont Boulevard south is largely occupied by office commercial medical facilities related to the Rapid City Regional Hospital.

A Planned Residential Development proposing a five-unit townhouse was originally approved for the subject property in 1984. In 1986 the Planned Residential Development was amended to allow an apartment building. In March, 1993 the Planned Residential

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Development was amended to allow for construction of a 15 bed assisted living complex for the elderly. The assisted living facility was constructed. Another Amendment to the Planned Residential Development was approved in September of 1993 to allow further expansion. This amendment allowed for the construction of a second 15 bed, 6,120 square foot building and a 1,080 square foot garage. In April of 2001 a Major Amendment to the Planned Residential Development was approved to construct a 2,106 square foot addition that would connect the two existing buildings.

STAFF REVIEW: Staff has reviewed this proposed rezoning for conformance with the four criteria for review of zoning map amendments established in Section 17.54.040(D)(1). A summary of staff findings are outlined below:

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

Conditions in this area have been changing due to the development and expansion of medical facilities along Fifth Street, south of Fairmont Boulevard. The property is currently zoned Medium Density Residential with a Planned Residential Development. The Medium Density Residential District is intended to provide for medium to high population density. A number of medical facilities have chosen to locate in this area due to the close proximity to the Rapid City Regional Hospital. The subject property is located west of Fifth Street and north of Texas Street.

2. *The proposed amendments shall be consistent with the intent and purposes of this ordinance.*

The Office Commercial Zoning District is intended to provide areas for institutional and office uses that are surrounded by landscaped yards and open spaces. The land, space and aesthetic requirements of office commercial uses make them desirable in either a central location or a suburban location close to residential neighborhoods. The subject property has a central location and is near residential neighborhoods. Staff finds that rezoning this property is consistent with the intent and purposes of the ordinance.

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 is unaware of any significant adverse effects that would result from this amendment. Office Commercial zoning at this location will provide a buffer for the residentially zoned property to the west from the traffic on Fifth Street. Also, the existing Planned Development will also help mitigate any potential negative impacts the residential use may have on existing and future residential land uses 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.*

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The South Robbinsdale Future Land Use Plan identifies this property as Office Commercial. The Major Street Plan identifies Fifth Street as an arterial street. Office commercial uses are appropriate near arterial streets. Staff finds this rezoning to be consistent with development plans for Rapid City.

As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the September 21, 2006 Planning Commission meeting if this requirement has not been met. Staff has received no inquiries or objections regarding the proposed amendment at the time of this writing.

Staff has reviewed this request with respect to the criteria established for Zoning Map Amendments and recommends approval.