

STAFF REPORT
September 20, 2007

**No. 07CA040 - Amendment to the Adopted Comprehensive Plan to ITEM 32
change the land use designation from Medium Density Residential to
Office Commercial**

GENERAL INFORMATION:

APPLICANT	Williams & Associates Architecture, Inc.
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Black Hills Surgery Center, LLP
REQUEST	No. 07CA040 - Amendment to the Adopted Comprehensive Plan to change the land use designation from Medium Density Residential to Office Commercial
EXISTING LEGAL DESCRIPTION	Lot 33R of Block 18 of Robbinsdale Addition No. 10, located in the SE1/4 NW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.144 acres
LOCATION	At the northwest corner of the intersection of Anamaria Drive and Fifth Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/10/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Medium Density Residential to Office Commercial be approved in conjunction with the associated Planned Commercial Development - Initial Development Plan.

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GENERAL COMMENTS:

This staff report has been revised as of September 11, 2007. All revised and/or added text is shown in bold print. This item was continued to the September 20, 2007 Planning Commission meeting to be heard in conjunction with the associated Planned Commercial Development - Initial Development Plan. 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.

The Black Hills Surgery Center is located on the property directly west of the property. The applicant has submitted Planned Commercial Development - Initial Development Plan for the Black Hills Surgery Center to allow an addition and to expand the parking lot on the property. (See companion item #07PD068.)

STAFF REVIEW: The adopted Comprehensive Plan is a framework within which development and rezoning proposals are measured and evaluated. The plan is intended to guide the orderly growth of the community. 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.

Staff has reviewed this proposed comprehensive plan amendment for conformance with the six criteria for review of comprehensive plan amendments established in Section 2.60.160(D). A summary of Staff findings are outlined below:

1. *Whether the proposed change is consistent with the policies and overall intent of the comprehensive plan.*

One of the goals of any Future Land Use Plan is to encourage compact and contiguous growth along the City's fringe that is linked to orderly extension and efficient use of public improvements, infrastructure, and services. Full utilization of properties currently served by infrastructure is encouraged. Infrastructure is constructed to serve the proposed office commercial development. It is anticipated that this will be an area of the community that will experience continued growth and development in the immediate and foreseeable future. In addition, the Major Amendment to a Planned Commercial Development will serve as a tool to address the issues such as traffic and drainage concerns specific to the subject property. The Future Land Use Committee has also stated that Comprehensive Plans may be supported when reasonable development plans have been demonstrated. The associated Planned Commercial Development - Initial Development Plan identifies a reasonable development plan for the subject property.

2. *Whether the proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.*

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Several properties along 5th Street have been developed for medical purposes due to the close proximity to the Rapid City Regional Hospital. The proposal to amend the Comprehensive Plan as proposed is reflective of a continuation of the office commercial development in the area.

3. *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

As previously indicated, numerous properties along 5th Street are developed as office commercial areas. Amending the Comprehensive Plan as proposed will create a node of office commercial development. In addition, the Planned Commercial Development - Initial Development Plan will serve as a tool to address the issues such as traffic and drainage concerns specific to the subject property. The Major Amendment to a Planned Commercial Development will also help mitigate any potential negative impacts the office commercial use may have on existing and future residential land uses within the area.

4. *Whether and the extent to which the proposed amendment would adversely effect the environment, services, facilities, and transportation.*

5th Street is located east of the property and is classified as a principal arterial street on the City's Major Street Plan. Allowing commercial use(s) along an arterial street is in compliance with the Major Street Plan. Infrastructure is constructed to serve the proposed office commercial development. As such, the proposed amendment does not appear to have an adverse effect on the surrounding properties. In addition, the Planned Commercial Development - Initial Development Plan will serve as a tool to mitigate any potential negative impacts the office commercial use may have on the adjacent properties as identified above.

5. *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

The property is located west of 5th Street in an area of existing office commercial development. The proposed amendment will allow for the continuation of the established office commercial development pattern.

6. *Whether and the extent to which the proposed amendment adversely affects any other part of the city, or creates any direct or indirect adverse effects.*

Infrastructure is existing to serve the proposed office commercial development. In addition, office commercial development is established in the area. Staff has not identified any adverse effects that the Comprehensive Plan Amendment will have on the surrounding area or on the City with the assistance of the Planned Commercial Development - Initial Development Plan.

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Notification Requirement: As of this writing the required sign has been posted on the property and the receipts from the certified mailing have been returned. Staff has received several inquiries and one objection regarding the proposed Planned Commercial Development – Initial Development Plan at the time of this writing.

This item was continued to the September 20, 2007 Planning Commission meeting to be heard in conjunction with the associated Planned Commercial Development - Initial Development Plan. Staff recommends that the Amendment to the Adopted Comprehensive Plan to change the land use designation from Medium Density Residential to Office Commercial be approved in conjunction with the associated Planned Commercial Development - Initial Development Plan.