

STAFF REPORT

June 29, 2000

UOR #00UR021 - Use on Review to allow a Hospital

ITEM 17

GENERAL INFORMATION:

PETITIONER	HDR Architecture for Rapid City Regional Hospital
REQUEST	UOR #00UR021 - Use on Review to allow a Hospital
LEGAL DESCRIPTION	Tract AR-1 and north 30 feet of vacated 3rd Street adjacent to said lot and Tract B of Regional Hospital Addition, Units #1, #2, and #3 of Health System Condominium, all located in Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 23.38 Acres
LOCATION	Rapid City Regional Hospital - 353 Fairmont Boulevard
EXISTING ZONING	Office Commercial
SURROUNDING ZONING	
North:	Low Density Residential
South:	General Commercial (PCD)
East:	Office Commercial
West:	Office Commercial
PUBLIC UTILITIES	City Sewer and Water
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Use on Review to allow a Hospital be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a Certificate of Occupancy for the hospital addition, all broken, settled or displaced perimeter public sidewalks shall be repaired or replaced subject to approval of the Engineering Division; or,
2. Prior to issuance of a Certificate of Occupancy an engineer's estimate for the cost of the sidewalk repairs shall be submitted for approval of the Engineering Division and financial surety in a form to be approved by the City Attorney shall be posted to cover the cost of said improvements and said improvements shall be completed no later than December 31, 2000.

GENERAL COMMENTS: This Use on Review request has been submitted by Rapid City Regional Hospital to allow the hospital as a Use on Review in the Office Commercial Zoning District. On April 17, 2000 the City Council revised the Zoning Ordinance by adding hospitals to the list of

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Uses on Review in the Office Commercial Zoning District. Prior to that time, hospitals were identified as a Permitted Use in the district. The immediate priority for the hospital is the construction of a building addition to expand the labor room/delivery area. The proposed expansion includes an approximately 2,500 square foot, second story addition near the eastern end of the hospital next to the doctor's parking lot. The addition will accommodate an additional nine (9) birthing rooms in addition to a triage bed.

STAFF REVIEW: Staff has reviewed this Use on Review application and has identified the following issues:

Sidewalks: The Engineering Division has noted that some of the public sidewalks surrounding the hospital perimeter are in poor condition. The sidewalks are settled, broken or displaced in various locations. Prior to a certificate of occupancy being issued for the hospital expansion, these damaged sidewalk segments must be repaired subject to review and approval of the Engineering Division.

Future Hospital Expansion: As noted, the immediate need of the hospital is the expansion to the labor room/delivery department. Staff has, however, indicated to hospital staff on several occasions that it would be in the hospital's best interests to submit a master plan outlining future hospital expansion plans. Once approved as part of a Use on Review, this master plan would eliminate the need to submit Use on Review applications each and every time an expansion is proposed. As part of the current Use on Review application, City and Hospital staff discussed another option available to the Hospital. This option would entail the submittal and approval of a Planned Commercial Development for the hospital facility master plan. This Planned Commercial Development would essentially function as a Use on Review with the added benefit of allowing flexibility in order to accommodate the facility's unique development needs.

Landscaping: The current hospital expansion plans do not trigger the City's Landscape Ordinance as the addition is less than 20% of the size of the hospital. Staff has, however, performed a rough review of the hospital landscaping with respect to the City's Landscape Code. Based upon previous landscape plans on record for the hospital, it appears the facility is in general compliance with the Landscape Ordinance. As part of the future Use on Review or Planned Commercial Development for the facility, the hospital will need to submit an accurate updated landscape plan for Staff review.

Parking: The City's Off-Street Parking Ordinance requires a minimum of two parking spaces per hospital room. According to information supplied by the hospital, there are a total of 310 rooms in the main hospital with 51 additional rooms in the rehabilitation hospital. This equates to a total parking requirement of 722 spaces. The site plan submitted by the hospital in conjunction with this request identifies a total of 1,431 spaces.

The receipts from the certified mailing have not yet been returned by the petitioner. Staff will notify the Planning Commission in the event these receipts are not received prior to the June

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29, 2000 Planning Commission meeting. The required Use on Review signs have been posted on the property. Staff has not received any objections or inquiries regarding this request.