

STAFF REPORT

June 7, 2001

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**No. 01PD023 - Major Amendment to a Planned Commercial Development to increase the boundaries**      **ITEM 33**

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GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Pat Tlustos
REQUEST	<b>No. 01PD023 - Major Amendment to a Planned Commercial Development to increase the boundaries</b>
LEGAL DESCRIPTION	Lot 2R of Block 28 of Robbinsdale Addition No. 10 (formerly Lot 2 of Block 28, Lot 2R of Block 17 and a portion of Tract C all in Robbinsdale Addition No. 10) located in the NE1/4 of the SW1/4 and in the SE1/4 of the NW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.874 Acres
LOCATION	At the western end of Anamaria Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Office Commercial Zoning District (PCD)
South:	Low Density Residential District
East:	Low Density Residential District
West:	Office Commercial Zoning District (PCD)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Commercial Development to increase the boundaries be approved in conjunction with the associated rezoning request with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval, a grading plan for the future expansion of the parking lot shall be submitted for review and approval;
2. Prior to City Council approval, geotechnical information including information regarding the retaining wall proposed to be constructed along the south lot line shall be submitted for review and approval;
3. Prior to City Council approval, a drainage plan designed in accordance with the South Robbinsdale Drainage Basin Plan shall be submitted for review and approval. In addition, drainage basin fees shall be paid prior to issuance of a building permit;
4. Prior to City Council approval, a utility plan shall be submitted for review and approval. The plan shall include the location of water, sewer, gas, electric, telephone and cable

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- improvements;
5. Prior to issuance of a building permit for the parking lot expansion, provisions to prevent tracking of mud onto Annamaria Street during construction shall be submitted for review and approval;
  6. Prior to City Council approval of the Final Development Plan, the Final Plat shall be approved;

#### Fire Department Recommendation:

7. Prior to City Council approval, the site plan shall be revised to show an emergency turnaround at the west end of the parking lot;
8. Prior to City Council approval, a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines, shall be submitted for review and approval;

#### Air Quality Recommendation:

9. An Air Quality Permit shall be obtained prior to any development work or construction in excess of one acre;

#### Building Inspection Division Recommendations:

10. A building permit shall be obtained prior to any additional construction and a Certificate of Occupancy shall be obtained prior to occupancy;
11. Upon submittal of a building permit, Architect/Engineered stamped plans shall be submitted;

#### Urban Planning Division Recommendations:

12. Prior to City Council approval, a Comprehensive Plan Amendment to the South Robbinsdale Neighborhood Area Future Land Use Plan shall be approved to allow office commercial land uses;
13. The Major Amendment to the Planned Commercial Development shall allow for 27 additional parking spaces to be constructed as shown on the applicant's site plan; and,
14. All previous conditions of approval for the Black Hills Imaging Center Planned Commercial Development shall be continually met.

GENERAL COMMENTS: The subject property is located southwest of the intersection of Fifth Street and Annamaria Drive. The Black Hills Imaging Center is located on the property and the Black Hills Surgery Center is located across the street. The applicant is requesting approval of a Major Amendment to the Black Hills Imaging Center Planned Commercial Development in order to construct 27 additional parking spaces along the south side of the building.

The applicant has also submitted an application to rezone a portion of the subject from Low Density Residential District to Office Commercial District. In addition, the applicant has submitted a Preliminary and Final Plat to plat the subject property into one lot creating a 1.874 acre parcel. (See companion items 01RZ023 & 01PL045.)

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STAFF REVIEW: Staff has reviewed this Major Amendment to the Planned Commercial Development and notes the following considerations:

Parking: The previously approved Planned Commercial Development for the Black Hills Imaging Center identified the location of overflow parking to serve the Black Hills Surgery Center on the subject property. In January of 2001, a Major Amendment to the Black Hills Surgery Center was approved to allow for a 1,489 square foot addition onto the Surgery Center. It was also identified that the combined uses of the Black Hills Surgery Center and the Black Hills Imaging Center require that a minimum of 161 off-street parking spaces be provided. Currently, 197 parking spaces are being provided on the two properties. The proposed Major Amendment will add 27 additional spaces for a total of 224 off-street parking spaces. Increasing the number of available off-street parking spaces for staff and patients of the facilities should limit on-street parking within this area of Annamaria Drive.

Fire Code: The Fire Code states that an emergency vehicle turnaround must be constructed at the end of all parking lots in excess of 150 feet. As such, the Fire Department is requesting that an emergency turnaround be constructed at the west end of the parking lot to accommodate emergency vehicles. In addition, the Fire Department is requesting that a fire hydrant design plan showing the location of fire hydrants and water lines, including the size of the proposed water lines be submitted for review and approval. Staff is recommending that the information be submitted to the Fire Department for review and approval prior to City Council approval of the Major Amendment.

Drainage/Grading: A steep hill is located along the south side of the existing building constructed on the subject property. A portion of the hill must be removed in order to construct the parking lot as proposed. The Engineering Division has indicated that geotechnical information, including information regarding the design of a retaining wall, must be submitted for review and approval. In addition, the expanded parking lot will result in additional impervious surface on the subject property. As such, a drainage plan designed in accordance with the South Robbinsdale Drainage Basin Plan must be submitted for review and approval. Staff is recommending that a drainage and grading plan as well as geotechnical information be submitted for review and approval prior to City Council approval of the Major Amendment.

Notification: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the June 7, 2001 Planning Commission meeting if these requirements have not been met. Staff has not received any calls or inquiries regarding this proposal.

Increasing the number of off-street parking spaces will improve customer service to the patients of the two facilities while at the same time, potentially reducing on-street parking within the Annamaria Street right-of-way. Staff is recommending that the Major Amendment be approved with the stipulations as outlined in the staff report.