

STAFF REPORT

July 5, 2001

**PCD #01PD036 - Initial and Final Planned Commercial
Development**

ITEM 8

GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for D&V LLC Medical Office Building
REQUEST	PCD #01PD036 - Initial and Final Planned Commercial Development
LEGAL DESCRIPTION	A portion of Lot 1 of Old Rodeo Subdivision, located in the NW1/4 SW1/4, and the NE1/4 SW1/4, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, More fully described as follows: Commencing at the southeast corner of said Lot 1 of Old Rodeo Subdivision; Thence, N00°42'15"W, along the easterly boundary of said Lot 1, a distance of 402.55 feet, to the Point of Beginning; Thence, first course: S72°52'00"W, a distance of 279.33 feet to the point of curve; Thence, second course: northwesterly, curving to the right on a curve with a radius of 15.67 feet, a delta angel of 90°00'00", a length of 24.61 feet, a chord bearing of N62°08'00"W, and a chord distance of 22.61 feet, to the point of tangency; Thence, third course: N17°08'00"W, a distance of 150.62 feet to the point of curve; Thence, fourth course: northwesterly, curving to the right on a curve with a radius of 300.00 feet, a delta angle of 24°29'29", a length of 128.24 feet, a chord bearing of N04°53'16"W, and a chord distance of 127.26 feet, to the point of tangency; Thence, fifth course: N07°21'29"E, a distance of 64.80 feet; Thence, sixth course: N89°17'45"E, a distance of 330.18 feet, to a point on the easterly boundary of said Lot 1; Thence, seventh course: S00°42'15"E, along the easterly boundary of said Lot 1, a distance of 267.15 feet, to the point of Beginning; Said Parcel contains 101,554 square feet or 2.331 acres more or less.
PARCEL ACREAGE	approximately 2.331 acres
LOCATION	one quarter mile south of South Highway 16 and Catron Boulevard
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District

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East: No Use District
West: General Commercial District

PUBLIC UTILITIES City Water and Sewer

REPORT BY Blaise Emerson

RECOMMENDATION: Staff recommends that the Initial and Final Planned Commercial Development be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a Building Permit, the applicant shall submit revised grading and drainage plans;
2. Prior to issuance of a Building Permit, the applicant shall submit revised engineering plans for review and approval. The revised engineering plans shall include all street and regulatory signs, street light locations, pavement design, typical street section, and a traffic control plan for the construction of the improvements;
3. Prior to issuance of a Building Permit, complete engineering plans for the extension of water and sanitary sewer shall be submitted for review and approval;
4. Prior to issuance of a Certificate of Occupancy, all utility infrastructure shall be completed and the building shall be connected to all utilities;

Fire Department Recommendations:

5. Prior to issuance of a Certificate of Occupancy, the applicant shall post the address of the building on the entrance sign and with twelve inch (12") numbers on the building;
6. Prior to issuance of the Building Permit, one (1) on-site fire hydrant shall be identified on the site plan. The location of the fire hydrant shall be coordinated with the Fire Department;

Air Quality Division Recommendations:

7. Prior to any construction or grading, an air quality permit shall be obtained;

Urban Planning Division Recommendations:

8. Prior to issuance of a Building Permit, the applicant shall revise the parking plan to identify handicap accessible parking spaces in accordance with Section 17.50.270.H of the Rapid City Municipal Code;
9. Approval of the Final Development plan shall include only the property identified as part of Lot 2 of Old Rodeo Subdivision;

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10. **The use of Lot 2 of Old Rodeo Subdivision shall be limited to medical offices. Any change in use of Lot 2 of Old Rodeo Subdivision shall require approval of a Major Amendment to the Planned Commercial Development;**
11. **No billboards shall be permitted in the area identified as Lot 2 of Old Rodeo Subdivision of the Planned Commercial Development. Any additional off-premise signs shall be exclusively for the identification of other businesses located within the Planned Commercial Development;**
12. **Prior to issuance of a Building Permit; the applicant shall provide a revised landscape plan identifying a landscape buffer along the east property line. The landscape buffer shall consist of evergreen and deciduous trees and shrubs and berming shall be a component of the landscape buffer;**
13. **All trash receptacles, mechanical and air handling equipment shall be screened by a six foot high wood fence;**
14. **All lighting shall be directed away from the future residential development to the east; and,**
15. **All development of Lot 2 of Old Rodeo Subdivision shall be built in accordance with the building elevations as submitted. Any significant change as determined by the Planning Director will require a Major Amendment to the Planned Commercial Development.**

GENERAL COMMENTS: The Planned Commercial Development is for a medical building located to the east of the new Black Hills Orthopedic facility. A main issue in the development of this property is the location of a north/south collector road identified on the east side of the property. The property is part of the South Robbinsdale Neighborhood Future Land Use Plan. The applicant has discussed changing the location of the north/south collector road with the surrounding property owners. The applicant is proposing to locate the north/south collector road further to the east. The Future Land Use Committee has reviewed a proposal for this change and accepted the proposed change with a condition that all the affected property owners concur in the application for an amendment to the Future Land Use Plan. The three landowners that are affected by the Comprehensive Plan Amendment have not agreed to the revisions at this time. The Orthopedic Building Partnership has stated that they will proceed with their plans for their property under the existing plan if a decision can not be reached. This would require the applicant to dedicate, design and construct the north/south collector road. The location of this road affects the layout and design of the Planned Commercial Development.

Staff has identified a that a number of corrections to the design plans. These issues include corrections to the engineering plans, fire hydrant locations, and emergency vehicle turnarounds. These changes are not significant; however, the location of the north/south collector road may have a major impact on the site layout.

The applicant submitted a revised site plan identifying the location of the north/south

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collector road on the east side of the property. The building location was shifted to the west on the revised plan. The applicant has not provided complete engineering plans for the north/south collector street but has provided sufficient information that staff so can make a recommendation of approval for the Final Development.

Engineering Plans - The applicant has submitted street design plans and grading plans that provide adequate information to insure that the site development will work with the new north/south street on July 11, 2001. Detailed engineering plans have not been submitted at this time. Staff recommends approval of the Preliminary Plat but that the Final Plat request be continued to allow the applicant to submit detailed engineering plans for review and approval. Staff also recommends that prior to issuance of a building permit, that the detailed engineering plans be submitted for review and approval. This will insure that the detailed design of the north/south street is approved prior to construction.

Landscaping - With the north/south collector road being platted along the east property line, the associated Comprehensive Plan Amendment is no longer valid. Staff will be recommending that that Comprehensive Plan Amendment be denied without prejudice. This would located single family residential development on the east side of the north/south collector road. Staff is recommending that a landscape buffer be located along the east side of the building. This will provide a visual break between the residential property to the east and the office development to the west.

Campus Design - The applicant is proposing a one-story medical office/clinic building. The definition of the medical office/clinic is "a facility for the examination and treatment of ill and afflicted human outpatients, provided, however, that patients are not kept overnight except under emergency conditions." The building exterior will be a combination of brick and stucco style exterior finish. The project location is on the main corridor to the into the Black Hills including attractions such as Mt. Rushmore National Monument, the Crazy Horse Monument, and Custer State Park. Developments like the Sodak Gaming Complex and the Black Hills Orthopedic facility have set a standard of development along this corridor that needs to be continued. The appearance of this development needs to reflect the importance of this major tourist route. Staff is recommending that the entire Planned Commercial Development have similar and complimentary architectural, landscape, and signage design throughout the development. As each phase of development is approved, building elevations, landscape plans, and sign packages will need to be submitted for review and approval.