

STAFF REPORT

October 24, 2002

No. 02PD057 - Major Amendment to a Planned Commercial Development **ITEM 35**

GENERAL INFORMATION:

PETITIONER	Williams and Associates Architecture, Inc. for Black Hills Surgery Center, LLP
REQUEST	No. 02PD057 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Lot 2R of Block 28, Robbinsdale Addition No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.694 acres
LOCATION	Southwest of the intersection of Fifth Street and Anamaria Drive
EXISTING ZONING	Office Commercial District w/Planned Commercial Development
SURROUNDING ZONING	
North:	Office Commercial District w/Planned Commercial Development
South:	Low Density Residential II District
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	09/27/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Major Amendment to the Planned Commercial Development be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a building permit, a grading and drainage plan for the proposed additions(s) shall be submitted for review and approval;
2. Prior to issuance of a building permit, water and sewer line plans and profiles shall be submitted for review and approval;

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Fire Department Recommendations:

3. The proposed additions shall be fully fire alarmed and fire sprinklered. In addition, the plans for the fire alarm(s) and fire sprinklered system shall be submitted to the Fire Department for review and approval prior to installation;
4. Prior to issuance of a building permit, the site plans shall be revised to show an additional fire hydrant located on the south or west side of the building;

Urban Planning Division Recommendations:

5. All previous conditions of approval for Final Commercial Development #1552 and the subsequent Major Amendment to the Planned Commercial Development #01PD023 shall be continually met;
6. The proposed additions(s) shall conform architecturally to the plans and elevations submitted as part of this Major Amendment to the Planned Commercial Development;
7. Prior to issuance of a building permit, the parking plan shall be revised to show a minimum of five handicap parking spaces with one of the handicap spaces being van accessible; and,
8. Prior to Planning Commission approval, complete information regarding the air handling equipment shall be submitted for review and approval.

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 in order to construct a 2,800 square foot addition onto the southwest corner and a 2,900 square foot addition onto the northeast corner of the existing building. The applicant has indicated that the proposed additions will allow the Black Hills Imaging Center to offer current medical services to a growing clientele.

In 1996, the City Council approved Planned Commercial Development #1552 to allow a 6,000 square foot medical clinic, "Black Hills Imaging Center", to be located on the subject property. On August 6, 2001, the City Council approved a Major Amendment to the Planned Commercial Development to allow 27 additional parking spaces to be constructed south of the Imaging Center.

STAFF REVIEW:

Staff has reviewed the Major Amendment to the Planned Commercial Development and has offered the following considerations:

Design Features: The applicant has indicated that the proposed additions(s) will be similar in design with the existing structure currently located on the property. In particular, the proposed expansion(s) will be one story with a pitched roof and constructed of a combination wood, glass, brick, stucco, drivet and have metal ribbed roofing. In addition, the additions(s) will have the same tan and brown earth tone colors as the existing structure. Staff is recommending that the building conform architecturally to the plans and elevations

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submitted as part of this Major Amendment to the Planned Commercial Development.

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. The Black Hills Surgery Center requires a minimum of 151 parking spaces and the Black Hills Imaging Center, with the proposed additions(s), requires a minimum of 47 parking spaces for a total parking requirement of 198 parking spaces. The site plan identifies a total of 216 parking spaces being provided on the two lots with 102 spaces located on the subject property. The Parking Regulations requires that a minimum of five handicap parking spaces be provided on the subject property. The site plan currently shows two handicap parking spaces. Staff is recommending that prior to issuance of a building permit, the site plan be revised to show three additional handicap parking spaces with one of the handicap spaces being van accessible.

Air Handling Equipment: Air handling equipment for the existing structure is located on the exterior of the building and on the south side of the building. The applicant has indicated that additional air handling equipment will be added for the proposed additions(s). A privacy fence is currently located around the existing air handling equipment. Information must be submitted regarding the additional air handling equipment to insure that the equipment will not disturb the existing and proposed residential neighborhoods within the area. In particular, the information must identify the decibels of noise generated by the equipment as well as the range of influence from the projected decibel levels. Staff is recommending that complete information regarding the proposed air handling equipment be submitted for review and approval prior to Planning Commission approval.

Fire Department: The Fire Department has indicated that the proposed additions must be fully fire alarmed and fire sprinklered. The plans for the fire alarm(s) and fire sprinklered system must be submitted to the Fire Department for review and approval prior to installation. In addition, the Fire Department has indicated that an additional fire hydrant must be located on the property. The Fire Department has indicated that the fire hydrant ideally should be located on the south side or the west side of the building. Staff is recommending that the applicant address the above referenced issues with the Fire Department prior to issuance of a building permit for the proposed additions.

Engineering Division: The Engineering Division has indicated that a grading and drainage plan for the proposed additions must be submitted for review and approval. In addition, water and sewer line plans and profiles must be submitted for review and approval. In particular, the plans must identify if existing service lines will be impacted by the proposed addition(s) and identify modifications to the plans and profile as needed. Staff is recommending that the above referenced issues be address prior to issuance of a building permit for the proposed additions.

Notification Requirement: 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

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Commission at the October 24, 2002 Planning Commission meeting if these requirements has not been met. Staff has not received any calls or inquiries regarding this proposal.