

STAFF REPORT

September 5, 2002

No. 02PD044 - Major Amendment to a Planned Commercial Development to increase the boundaries **ITEM 18**

GENERAL INFORMATION:

PETITIONER	Bryan Gonzalez for Century Medical Plaza, LLC
REQUEST	No. 02PD044 - Major Amendment to a Planned Commercial Development to increase the boundaries
EXISTING LEGAL DESCRIPTION	Lot 2 Revised located in Blocks 14 and Block 15 and Lots 7 thru 11 of Block 17, all located in South Boulevard Addition, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .41 acres
LOCATION	615 Flormann Street and 619 Flormann Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Office Commercial District w/Planned Commercial Development
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Office Commercial District w/Planned Commercial Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/09/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

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

Engineering Division Recommendations:

1. Upon submittal of a building permit, a complete grading and drainage plan shall be submitted for review and approval. In addition, Meade Hawthorn Drainage Basin Fees shall be paid prior to issuance of a building permit;
2. Prior to Planning Commission approval, the site plan shall be revised to show the alignment of the proposed approach along the south side of Flormann Street with the existing approach located on the north side of Flormann Street;

STAFF REPORT

September 5, 2002

No. 02PD044 - Major Amendment to a Planned Commercial Development to increase the boundaries **ITEM 18**

3. A striped pedestrian cross walk with proper signage shall be located across Flormann Street between the existing medical facility complex and the proposed parking lot as determined by the Engineering Division;

Fire Department Recommendations:

4. Prior to Planning Commission approval, the site plan shall be revised to eliminate the two most southern parking spaces located in the middle of the proposed parking lot in order to provide adequate circulation within the parking lot;

Building Inspection Recommendations:

5. A building permit shall be obtained prior to any construction;
6. A sign permit shall be obtained for any proposed signage;

Urban Planning Division Recommendations:

7. All previous conditions of approval of Commercial Development Plan #00PD007, with the exception of condition #17, and all conditions of approval of Major Amendment #00PD026 and #01PD064 shall be continually met;
8. A screening fence shall be constructed along the west, south and east lot line(s). In addition, the screening fence shall be constructed to a height of six (6) feet with the exception of the first twenty five feet extending into the property from Flormann Street. That portion of the fence shall be constructed to a height of four (4) feet. The fence shall be of the same wood opaque design and natural wood color as currently exists around the property located directly west of the subject property;
9. All lighting shall be located so as to prevent shining directly onto the adjacent residential development(s);
10. A two (2) foot X four (4) foot ground sign shall be allowed at the entrance of the proposed parking lot. The sign shall identify the use of the parking lot as "staff parking". In addition, the sign shall not be illuminated;
11. A minimum of 273 parking spaces shall be provided. Seven of the parking spaces shall be handicap accessible with one of the handicap spaces being van accessible. All provisions of the Off-Street Parking Ordinance shall be continually met; and,
12. All landscaping shall be continually maintained in a live manner.

GENERAL COMMENTS:

The applicant is requesting approval of a Major Amendment to a Planned Commercial Development to increase the boundaries of the development. The Planned Commercial Development was initially approved to allow a medical facility to be constructed on property located in the northwest corner of the Flormann Street/6th Street intersection. The area of the proposed expansion, a .82 acre parcel, is located on the south side of Flormann Street, across the street from the medical facility. The applicant has indicated that the expansion is being proposed in order to provide 54 additional parking spaces for the medical facility.

On May 1, 2000, the City Council approved Planned Commercial Development #00PD007 to allow for the construction of a medical facility on the above legally described property.

STAFF REPORT

September 5, 2002

No. 02PD044 - Major Amendment to a Planned Commercial Development to increase the boundaries **ITEM 18**

The stipulations of approval for the Planned Commercial Development addressed drainage, the replacement of broken and displaced sidewalks, grading, water and sewer installation, building height, building materials and color, signage, lighting, air handling equipment, landscaping and parking. The City Council approved a Major Amendment to the Planned Commercial Development on July 24, 2000 to reduce the size of the medical facility from 76,000 square feet to 67,840 square feet. Reducing the size of the structure resulted in a reduced parking requirement. On May 6, 2002, the City Council approved a second Major Amendment to the Planned Commercial Development to amend the previously approved sign package.

STAFF REVIEW:

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

Parking:

The Planned Commercial Development was originally approved allowing 80 of the required parking spaces to be located on a separate lot directly west of the subject property. As previously indicated, a Major Amendment to the Planned Commercial Development was subsequently approved reducing the size of the proposed medical facility. Reducing the size of the medical facility resulted in a reduced parking requirement from 388 spaces to 273 spaces. The applicant has indicated that currently 240 parking spaces are being provided on that portion of the subject property located north of Flormann Street. An additional 54 parking spaces are proposed to be constructed on that portion of the subject property located south of Flormann Street for a total of 294 parking spaces. The parking regulations state that "...parking facilities shall either be provided on the same parcel as the use it is to serve or within 300 feet from the building's primary entrance". The proposed parking lot located south of Flormann Street is located 280 feet from the building's primary entrance, meeting the requirements of the parking regulations. Staff is recommending that a minimum of 273 parking spaces be continually provided. In addition, seven of the parking spaces must be handicap accessible with one of the handicap spaces being van accessible.

Pedestrian Cross Walk: The applicant has indicated that the proposed parking lot to be located south of Flormann Street will be used by medical facility staff members. The Engineering Division has indicated that 40 or more pedestrian trips across Flormann Street may be anticipated within a one hour period due to staff members arriving and/or leaving work at or around the same time. As such, the Engineering Division has indicated that a striped pedestrian cross walk with proper signage must be located across Flormann Street between the existing medical facility complex and the proposed parking lot.

Circulation: The Fire Department has indicated concern with fire apparatus circulation within the parking lot. As such, the Fire Department has indicated that the two southern most parking spaces located in the middle of the parking lot must be eliminated. Eliminating the parking spaces as proposed will provide sufficient circulation between the proposed landscaping to be located along the south of the parking lot and the parking space(s).

STAFF REPORT

September 5, 2002

No. 02PD044 - Major Amendment to a Planned Commercial Development to increase the boundaries **ITEM 18**

Signage: The applicant has indicated that no additional signage is proposed for that portion of the Planned Commercial Development located north of Flormann Street. However, a two (2) foot X four (4) foot ground sign is proposed to be located at the entrance of the parking lot south of Flormann Street. The applicant has indicated that the sign will identify the use of the parking lot as "staff parking". In addition, the sign will not be illuminated.

Screening/Buffering:

The applicant's site plan identifies that a screening fence will be located along the east and south lot lines of the proposed parking lot to serve as a buffer to the residential development(s) located south and east of the subject property. Currently, a wooden opaque screening fence is located along the west lot line of the subject property as a part of a Commercial Development Plan previously approved for a credit union located on the property. The applicant has indicated that the same design and color of screening fence will be extended along the south and east side(s) of the proposed parking lot to maintain design consistency between the adjoining fence(s). Staff is recommending that the proposed fence be constructed to a height of six (6) feet with the exception of the first twenty five feet extending into the property from Flormann Street. That portion of the fence must be constructed to a height of four (4) feet. In addition, all lighting within the proposed parking lot must be located so as to prevent shining directly onto the adjacent residential development(s).

Notification Requirement: The receipts from the certified mailings have been returned and the sign has been posted on the property. To date, staff has received three telephone calls regarding this proposal. None of the callers expressed opposition to the proposal.