

STAFF REPORT

September 26, 2002

No. 02PD026 - Initial and Final Development Plan-Planned Commercial Development **ITEM 58**

GENERAL INFORMATION:

PETITIONER	Vernon Osterloo for Rapid City Regional Hospital
REQUEST	No. 02PD026 - Initial and Final Development Plan-Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Tract AR-1 & North 30 feet of vacated 3rd Street adjacent to said lot, Tract AR-5, and Tract B, located in Regional Hospital Subdivision, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota and Unit #1 (Tract AR-2 & Common Areas of Master Deed), Unit #3 (Tract AR-3, AR-4 & AR-8 & Common Area of Master Deed), and Unit #2 (Tract AR-9 & Common Area of Master Deed), all located in Health System Condominium, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	23.31 acres
LOCATION	353 Fairmont Boulevard and 2908 Fifth Street
EXISTING ZONING	General Commercial District/PDD
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Commercial District/PDD
East:	Office Commercial District
West:	Office Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/23/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Initial and Final Development Plan-Planned Commercial Development for a sign package be approved with the following stipulations:

Urban Planning Division Recommendations:

- 1. Prior to Planning Commission approval, the proposed signage located at the top of the main hospital structure shall be revised to eliminate the wall mounted internally-lit signs with a white background and include either separate**

STAFF REPORT

September 26, 2002

No. 02PD026 - Initial and Final Development Plan-Planned Commercial Development ITEM 58

- internally-lit sign sections, neon sign sections or a similar style sign approved by the Planning Director showing the “cradled heart” Rapid City Regional Hospital logo directly mounted at the top of the main hospital structure. The sign sections shall be maroon in color;
2. All provisions of the Sign Code shall be continually met;
 3. All signs shall conform to the design and location as shown in the sign package submitted as part of the Planned Commercial Development. A minimal amendment may be reviewed and approved by the Planning Director for any changes to the sign package that are deemed insignificant and continue to comply with all requirements of the Sign Code.

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This request was continued at the September 5, 2002 Planning Commission meeting because scheduling conflicts precluded a representative from the Hospital Administration from attending the September 5, 2002 Planning Commission meeting.

This item was heard at the August 8, 2002 Planning Commission meeting. The Initial and Final Development Plan for the medical facilities was approved with stipulations. The portion of the request related to the sign package was continued to the August 22, 2002 Planning Commission meeting to allow the applicant time to review alternative signage options.

The applicant is requesting approval of an Initial and Final Commercial Development Plan to allow for the expansion of the Rapid City Regional Hospital. The applicant has indicated that proposed expansion will provide additional space within the Cancer Care Institute located within the Rapid City Regional Hospital. The proposal shows that the expansion will be done in phases. Phase 1/Option 1 includes the construction of a 4,500 square foot addition for tomo therapy. Phase 2/Options 2, 3 and 4 includes the construction of a 15,000 square foot addition to provide space for a medical oncology addition, radiation oncology addition, support for tomo therapy and other support services.

The floor plans submitted with this request show that with Option 1 the addition will provide space for tomo therapy equipment. Options 2, 3, and 4 will provide space for offices, nurse areas, conference rooms, a pharmacy and six patient rooms.

The applicant’s development plan also includes the reconfiguration of a portion of the north parking area to provide 25 additional parking spaces. The alterations include the removal of a portion of two landscaping islands.

On February 5, 2001, the City Council approved a Planned Development Designation for the property to allow the City to review proposed future development of this site and insure that the future development provides positive commercial development without negatively impacting Fairmont Boulevard or the surrounding properties. On June 18, 2001 the City Council approved a Initial and Final Planned Commercial Development for the expansion of a helicopter port site on the subject property.

STAFF REPORT

September 26, 2002

No. 02PD026 - Initial and Final Development Plan-Planned Commercial Development ITEM 58

STAFF REVIEW: Staff has reviewed the Initial and Final Commercial Development Plan and has noted the following considerations:

Parking: The site plan submitted with this Initial and Final Commercial Development Plan request identified that currently 1,398 parking stalls are located on the subject property. The Off-Street Parking regulations require that hospitals provide two parking stalls per bed. The applicant has indicated that the hospital is licensed for 411 beds, requiring the provision of 822 parking stalls. Though the applicant's site plan indicates that a portion of the proposed expansion will eliminate fourteen existing parking stalls, the remaining 1,384 off-street parking stalls will fulfill the hospital's parking requirements.

Hospital Use: Rapid City Regional Hospital is a major health facility located in close proximity to residential areas, schools and a church. The hospital has operated at this location since 1978. The hospital has historically addressed aesthetic issues such as building materials and colors, landscaping, signage and parking to minimize the impact of the hospital use on surrounding properties. In addition, these issues can be addressed through the Planned Commercial Development process so that the development does not adversely affect the infrastructure, adjoining properties, or the community at large. It should be noted that further expansion of the hospital beyond what has been identified with this Planned Commercial Development request will trigger the requirement for either a Minor Amendment or Major Amendment to the Planned Commercial Development depending on the scope of the expansion. Staff is aware of the rapidly changing nature of the health care industry resulting in the need to allow permitted revisions and/or renovations without the burden of numerous Planned Commercial Development amendments. For this reason, the staff has encouraged the hospital to submit a master plan for the facility to allow greater flexibility with future changes. The Zoning Ordinance outlines changes that may require a Major Amendment and/or a Minimal Amendment. In particular, those changes that significantly affect the use of the property or create parking or density concerns may require a Major Amendment while less significant changes, such as building setbacks, and expansion(s) of permitted uses, may require a Minimal Amendment. Internal work within the existing building(s), depending on the scope and impact of the changes, may not require any review.

Landscaping Plan: The site plan submitted with this request did not include information regarding the existing landscaping on the subject property or the provision of new landscaping material. Staff is requesting that the applicant submit a revised site plan that includes existing and proposed landscaping for the property that complies with the requirements of the Landscaping Ordinance. Staff has reviewed the applicant's landscaping plan and noted that the landscaping plan does not conform to all the requirements of the Landscaping Ordinance. However, it does not appear that the landscaping plan is complete. During a site visit staff noted that there is significantly more landscaping on the property than what is identified on the landscaping plan that was submitted to the Planning Department. Staff is recommending that prior to issuance of a building permit the applicant submit a revised landscaping plan identifying all the existing landscaping on the property.

STAFF REPORT

September 26, 2002

No. 02PD026 - Initial and Final Development Plan-Planned Commercial Development ITEM 58

Based on the landscaping plan submitted staff has determined that the minimum amount of landscaping material required has not been provided. The size of the hospital complex and the amount of the property that is covered by parking areas will limit the amount of landscaping the applicant is able to provide. The existing landscaping does provide a landscaping buffer between the parking area on the north, east and west side of the hospital and the adjacent rights of way and properties. In addition, the parking located on the north side of the hospital has trees and shrubs located within the parking lot islands which break-up and soften the parking lot. However, staff has concerns regarding the lack of landscaping in the parking areas located to the south of the hospital. Staff is recommending that the applicant provide one tree in each existing landscaping island located within the south parking areas to soften the parking areas similar to the parking area located to the north of the hospital.

Signage: The applicant has submitted detailed information regarding existing and proposed on-premise signage for the subject property. The proposed signage includes the addition of a seven foot by nine foot internally-lit logo sign at the top of the hospital building on the north and south sides. Staff finds that the existing and proposed on-premise signage complies with the requirements of the Rapid City Municipal Code; however, staff is concerned with the applicant's proposal to mount internally-lit signs at the top of a nine story building. The subject property is located in a predominantly residential area and staff is concerned that the proposed signs are not appropriate within a residential setting. **At the August 8, 2002 Planning Commission meeting some of the Planning Commissioners indicated that they did not oppose the location of signage at the top of the main hospital building but did have concerns with the design of the proposed signage. The main objection to the applicant's proposed signage was with the provision of a white, internally-lit background. A design revision suggested at the August 8, 2002 Planning Commission meeting included utilizing internally-lit, can signage for the Rapid City Regional Hospital "cradled heart" logo rather than the proposed large square wall mounted sign with a white, internally-lit background. Staff agrees that the internally-lit, separate can style signage would be less obtrusive to the residents of the surrounding neighborhood. Therefore, staff is recommending that prior to Planning Commission approval of the Initial and Final Development Plan that the applicant revise the sign package to eliminate the wall mounted internally-lit signs with the white background and include internally-lit can signs or neon signs showing the "cradled heart" Rapid City Regional Hospital logo directly mounted at the top of the main hospital structure.**

As of this writing, the receipts from the certified mailings have been returned. The Planned Commercial Development sign has been posted on the property.