

STAFF REPORT

November 7, 2002

No. 02PD058 - Major Amendment to a Planned Commercial Development to allow the expansion of an existing medical facility **ITEM 30**

GENERAL INFORMATION:

PETITIONER	Williams and Associates for David Gustafson
REQUEST	No. 02PD058 - Major Amendment to a Planned Commercial Development to allow the expansion of an existing medical facility
EXISTING LEGAL DESCRIPTION	Lot 2 of Old Rodeo Subdivision, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.332 acres
LOCATION	7236 Jordan Drive
EXISTING ZONING	General Commercial District w/PCD
SURROUNDING ZONING	
North:	General Commercial District w/PCD
South:	General Commercial District w/PCD
East:	No Use District
West:	General Commercial District w/PCD
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	09/27/2002
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development to allow the expansion of an existing medical facility be approved with the following stipulations:

Engineering Division Recommendations:

1. The applicant shall provide a cost estimate for all uncompleted improvements prior to the issuance of a building permit;
2. The applicant shall provide updated surety to complete required improvements of the original plat for all street, sewer, water, etc. prior to issuance of a building permit;
3. The applicant shall provide drainage plan prior to Planning Commission approval;

Fire Department Recommendations:

4. The proposed expansion shall be fully fire alarmed and fire sprinklered. The applicant shall submit all applicable plans for review prior to any installation;
5. If the existing fire alarm panel does not have room for expansion, the applicant shall

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- upgrade the existing fire alarm panel. The applicant shall upgrade all fire alarm panels to an addressable type fire alarm system;
6. All fire hydrants disrupted by parking lot expansion shall be relocated to another suitable area on the site;
 7. Occupancy of the building shall not be permitted until such time as the building is finished in its entirety;

Urban Planning Division Recommendations:

8. Prior to issuance of a Building Permit a revised site plan is submitted showing a tree in the landscaping island in the north west of the parking lot.
9. The landscaping shall be constructed as identified on the site plan as submitted and shall be maintained in a live vegetative state;
10. The architectural style of the building will be constructed as shown on the elevations submitted;
11. The lighting will be constructed in a way as to minimize the impacts on surrounding land uses and direct lighting away from adjacent properties;
12. All signage shall be constructed as shown on the site plan as submitted; and
13. All stipulations of the Planned Commercial Development must be continually met.

GENERAL COMMENTS: On August 17, 1998 the Rapid City Common Council approved a rezoning, from No Use Zoning District to General Commercial, and a Planned Development Designation for Lot B, Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26. Subsequently, on June 5, 2000, Lot B was platted into Lots 1 and 2. On July 16, 2001, the Rapid City Common Council approved a Planned Commercial Development with stipulations to allow the development of an 11,174 square foot office building on Lot 2. The building is being used as a medical clinic office by the Black Hills Dermatology, Richard F. Carver, M.D., and Spa-Med.

The applicant is proposing a 9,560 foot square foot expansion to the existing 12,446 square foot structure. The proposed expansion is more than a 20 percent increase in the previously approved expansion necessitating a Major Amendment to the Planned Development.

STAFF REVIEW: Staff has reviewed the proposed request and has noted the following considerations:

Parking - The parking requirement for a medical clinic in the City of Rapid City is 4 parking spaces per 1000 square feet of general floor area. The proposed expansion would bring the total square footage of the development to 22,006 square feet. The parking requirement for a medical clinic of this size requires 89 parking spaces. The applicant has proposed 90 parking spaces which fulfills this requirement. The applicant has proposed 4 spaces for disabled vehicles which fulfills the requirement for disabled parking spaces.

Landscaping - The landscaping requirement for a parcel of 101,582 square feet with a building of 22,006 feet is 79,576 points. The applicant is proposing 113,630 points with Quaking Aspen, Green Aspen, Spring Snow Crab, and Maple trees, in addition, to grass and

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different types of shrubs.

Setbacks - The required front yard setback in General Commercial Zoning District is 25 feet. Since the proposed lot fronts on three streets, then the structure must comply with the front yard setback on all three of these streets. The site plan submitted show compliance with the 25 foot setback on all three of these streets.

Landscaping – There was a landscaping plan approved with the original Planned Commercial Development. Since the landscaping requirement is calculated using the lot size minus the square footage of the footprint of the structure, expanding the footprint of the structure will actually reduce the landscaping requirements. However, a stipulation of the previously approved Planned Commercial Development was a landscaping buffer on the east side of the property. The site plan the applicant has submitted shows this landscaping buffer on the property.

Sight Triangles - The sight triangles shown on the proposed plan appear to comply with the sight triangle regulations of 17.50.355 of the City of Rapid City Municipal Code. There does not appear to be any structures in the sight triangles on the proposed site plan.

Signage - A sign package was submitted and approved with the original Planned Commercial Development. The applicant has proposed three monument signs that vary in height between nine feet and sixteen feet and they vary in width between 12 feet to 14 feet. The signage is going to be consistent with the building materials, and it will be a front lit sign.

Lighting - The applicant has shown lighting on the property, and this lighting plan was approved with the original Planned Commercial Development. The proposed lighting is located around the sidewalk from the parking lot to the proposed entrances of the building. The submitted site plan does not show any lighting near the east side of the property towards the future residential development.

Drainage – Additional information must be provided concerning the storm water flows on the site. The Engineering Division has stated that an updated drainage plan must be submitted. The original site plan shows topography and drainage; however, the proposed expansion will increase the storm water flows compared to the approved expansion of the original Planned Commercial Development. Prior to Planning Commission, documentation containing information on the effects of storm water flows at the site must be submitted for review an approval.

Staff has reviewed this request with respect to the provisions of the Municipal Code. Staff believes that the granting of the Major Amendment to a Planned Commercial Development would be consistent with the purposes and intent of the Zoning Ordinance.

The required Planned Residential Development sign has been posted on the property; however, the receipts from the certified mailing have not been returned as of the writing of this staff report. Staff will inform the Planning Commission if the certified mailing receipts

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are not returned prior to the hearing.