

STAFF REPORT

April 6, 2006

No. 06PD014 - Planned Commercial Development - Initial and Final Development Plan

ITEM 33

GENERAL INFORMATION:

PETITIONER	Lund Associates, Ltd. For Rapid City Regional Hospital
REQUEST	No. 06PD014 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	The unplatted portion of the SE1/4 SW1/4, lying east of Fifth Street, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 12.676 acres
LOCATION	West and north of the intersection of Wisconsin Avenue and Elk Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Office Commercial District - General Commercial District (Planned Commercial Development)
South:	Medium Density Residential District
East:	Low Density Residential District
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/10/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

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

1. An Exception is hereby granted to reduce the separation between the approach to the subject property and the intersection of Black Fox Drive and Elk Street from 75 feet to 35 feet;
2. Prior to Planning Commission approval, drainage information shall be submitted for review and approval demonstrating that discharge from the facilities shall result in net drainage basin run-off not exceeding pre-development flow rates or local detention facilities shall be provided;
3. Prior to Planning Commission approval, a water system analysis shall be submitted for

STAFF REPORT

April 6, 2006

No. 06PD014 - Planned Commercial Development - Initial and Final Development Plan

ITEM 33

- review and approval verifying that a six inch water service line is adequate to provide water quantities for domestic and fire flows or the water service line shall be adjusted accordingly;
4. Prior to Planning Commission approval, the site plan shall be revised to show a four foot high opaque ornamental fence in lieu of a six foot high opaque ornamental fence the first 25 feet as it extends north from Elk Street along the east lot line of the subject property or a Fence Height Exception shall be obtained to allow a six foot high fence in the front yard setback;
 5. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
 6. Prior to issuance of a building permit, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Development Service Center Division;
 7. Prior to issuance of a building permit, the plans shall be revised providing all weather surface access roads to the sanitary sewer mains and manholes as needed;
 8. Prior to issuance of a building permit, the plans shall be revised to show the four foot high landscaping wall designed and stamped by a Registered Professional Engineer;
 9. Prior to issuance of a building permit, geotechnical information addressing fill to be placed on the property shall be submitted for review and approval;
 10. Prior to issuance of a building permit, a utility easement for the extension of City sewer and water across the subject property shall be recorded at the Register of Deed's Office. A condition of the easement shall state that any disturbance of improvements within the easement for the repair, replacement or maintenance of City sewer and/or water, such as landscaping, pavement, etc. shall be at the sole expense of the property owner to repair;
 11. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;
 12. The proposed structure(s) shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Commercial Development Plan;
 13. The proposed commercial structure shall be used as a hospice facility and offices as shown on the application. Any other use shall require a Major Amendment to the Planned Commercial Development;
 14. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. The lighting for the sign shall be designed to preclude reflection on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
 15. A minimum of 249,977 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
 16. A minimum of 78 parking spaces shall be provided. Four of the spaces shall be handicap accessible with one of the handicap spaces being "van accessible". In addition, all provisions of the Off-Street Parking Ordinance shall be continually met;
 17. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
 18. The dumpster shall be located as shown on the site plan and screened on all four sides as proposed;

STAFF REPORT

April 6, 2006

No. 06PD014 - Planned Commercial Development - Initial and Final Development Plan

ITEM 33

19. All International Fire Codes shall be met; and,
20. The Planned Commercial Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS:

The applicant has submitted an Initial and Final Planned Commercial Development request to allow a twelve unit hospice facility to be constructed on the property. In addition, one family overnight stay room is being proposed as well as general family visitor space. The applicant has also indicated that office use is being proposed accessory to the hospice facility.

The property is located west and north of the intersection of Wisconsin Avenue and Elk Street and currently is void of any structural development. The Rapid City Regional Hospital is located north of the subject property. Single family residences are located on properties directly east of the subject property. A behavioral management facility is located on the property directly west of the subject property and Pennington County housing development is located south of the subject property, south of Elk Street.

STAFF REVIEW:

Staff has reviewed the Initial and Final Planned Commercial Development request and has noted the following considerations:

Commercial Structure: The applicant has submitted building elevations of the commercial structure identifying that the proposed building will be a two story structure with a peaked roof. In addition, an arched canopy is shown over the entrance of the building. The applicant has indicated that the building will be constructed with pre-finished fiber cement siding with cultured stone veneer, pre-finished metal trim and asphalt shingles. In addition, the color scheme of the building will be tan with muted red earth tone accents. The applicant has also indicated that the air handling equipment will be located within the structure, under the mezzanine.

The proposed architectural design of the building appears to be complimentary to the neighborhood and the existing surrounding land uses. As such, staff is recommending that the commercial structure conform architecturally to the plans, elevations and color palette submitted as a part of this Planned Commercial Development.

Landscaping: A minimum of 249,977 landscaping points are required. The applicant's site plan identifies that 252,750 points are being provided. In particular, the landscaping plan identifies a row of large trees along the east lot line to serve as a buffer between the proposed use and the existing residential development located directly east of the subject property. Staff is recommending that the landscaping comply with the type and location of the landscaping plan submitted as a part of the Planned Commercial Development. In addition, all landscaping must be continually maintained in a live vegetative state and replaced as necessary.

STAFF REPORT

April 6, 2006

No. 06PD014 - Planned Commercial Development - Initial and Final Development Plan

ITEM 33

Parking: The proposed commercial use requires a minimum of 78 parking spaces. The applicant's site plan identifies that 78 parking spaces are being proposed requiring that four of the spaces be handicap accessible. In addition, one of the handicap spaces must be "van" accessible. Staff is recommending that a minimum of 78 parking spaces be continually provided with the handicap parking spaces as identified and that all provisions of the Off-Street Parking Ordinance be continually met.

Signage: A sign package has been submitted showing a six foot by eight foot ground sign to be located in the southeast corner of the subject property. The applicant has indicated that the sign will be an on-premise sign and constructed with a river rock base with sand blasted wood boards and posts. In addition, the sign will have slate tile with pine cone etching identifying the facility. The applicant has also indicated that the sign will be illuminated externally with a ground light shining on the face of the sign. The applicant has also indicated that the sign will be consistent with the color scheme of the proposed building. Staff is recommending that all signage conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. In addition, the lighting for the sign shall be designed to preclude reflection on the adjacent properties and/or street(s). A sign permit must also be obtained for each sign.

Fire: The Fire Department has indicated that all International Fire Codes must be met as a part of the design standards for the development. In particular, fire hydrants must be in place and operational prior to or in conjunction with building construction. The Fire Department staff has also indicated that the structure must be fully fire sprinklered. In addition, the grades of access drives and/or streets must comply with the City Street Criteria Manual and the International Fire Code. An all weather drivable surface must be in place prior to any building construction on the site. The Fire Department has also indicated that an address must be posted on the site prior to or in conjunction with building construction. Staff is recommending that all International Fire Codes be continually met.

Approach Location: The site plan identifies an approach to the proposed hospice facility along Elk Street. The approach is located approximately 35 feet from the intersection of Black Fox Drive and Elk Street. The Street Design Criteria Manual requires a minimum separation of 75 feet between the approach and the intersection. As such, the applicant has submitted a Request for an Exception to the Street Design Criteria Manual to reduce the separation requirement to 35 feet. Staff has reviewed the request and noted that the proposed use will generate a low volume of traffic. As such, staff is recommending that the Exception be granted as requested.

Sewer/Water: The construction plans identified the extension of a water main and a sanitary sewer main from the hospital parking lot to the proposed hospice facility. The location of the water and sewer mains is on private property and not within dedicated right-of-way. As such, staff is recommending that prior to issuance of a building permit, a utility easement for the extension of the mains be recorded at the Register of Deed's Office. A condition of the easement must state that any disturbance of improvements within the easement for the repair, replacement or maintenance of City sewer and/or water, such as landscaping, pavement, etc. shall be at the sole expense of the property owner to repair.

STAFF REPORT

April 6, 2006

No. 06PD014 - Planned Commercial Development - Initial and Final Development Plan

ITEM 33

Fencing: The properties located directly east of the subject property are zoned Low Density Residential District requiring that an opaque ornamental screening fence not less than five nor more than six feet in height be constructed along this lot line. The applicant is proposing to construct a six foot high pre-assembled PVC paneled fence along the east lot line. However, the first 25 feet of the fence as it extends north from Elk Street may not exceed four feet in height. As such, staff is recommending that prior to Planning Commission approval, the site plan be revised to show a four foot high fence in lieu of a six foot high fence in the 25 foot front yard setback or a Fence Height Exception must be obtained to allow a six foot high fence as proposed.

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 Commission at the April 6, 2006 Planning Commission meeting if these requirements have not been met.