

STAFF REPORT
July 6, 2006

No. 06PD040 - Major Amendment to a Planned Commercial Development to revise the landscape plan **ITEM 58**

GENERAL INFORMATION:

PETITIONER	Lund Associated, Ltd. For Rapid City Regional Hospital
REQUEST	No. 06PD040 - Major Amendment to a Planned Commercial Development to revise the landscape plan
EXISTING LEGAL DESCRIPTION	Tract AR-1 and north 30 feet of the vacated Third Street adjacent to said Lot Regional Hospital, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .19 acres
LOCATION	353 Fairmont Boulevard
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Commercial District (Planned Commercial Development)
East:	Office Commercial District
West:	Office Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	6/8/2006
REVIEWED BY	Travis Tegethoff / Emily Fisher

RECOMMENDATION:

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

1. Prior to Planning Commission approval, the applicant shall submit a revised landscape plan with large trees along the perimeter of the landscape island for review and approval; and,
2. A building permit shall be obtained for the proposed construction.

GENERAL COMMENTS: The applicant has submitted an application for a Major Amendment to a Planned Commercial Development to revise the landscape plan.

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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 an Initial and Final Planned Commercial Development (01PD025) for the expansion of a helicopter port site on the subject property. On September 26, 2002 (02PD026) Planning Commission approved with stipulations an Initial and Final Planned Commercial Development for the expansion of the hospital. The stipulations were as follows:

Engineering Division Recommendations:

1. Upon issuance of a Building Permit, Meade-Hawthorne Drainage Basin fees shall be paid;

Fire Department Recommendations:

2. All Uniform Fire Codes must be continually met;

Building Inspection Division Recommendations:

3. A building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy;

Air Quality Division Recommendations:

4. An Air Quality Construction Permit shall be obtained if more than one acre of surface area is disturbed prior to the issuance of any building permits or grading permits; and,

Urban Planning Division Recommendations:

5. The proposed structures shall conform architecturally to the plans and elevations submitted as part of this Planned Commercial Development;
6. All lighting, excluding street lighting, shall be directed so as to reflect away from the adjacent residential development, and shall be so situated so as not to reflect directly onto any public rights-of-way, so as to create a traffic hazard;
7. Prior to issuance of a building permit, the applicant shall provide a site plan showing all of the existing landscaping plan on the subject property;
8. All provisions of the Landscaping Ordinance shall be continually met;
9. A Major Amendment to the Planned Commercial Development shall be required prior to issuance of a Building Permit for additional structures or parking areas or for the expansion of any existing structure or existing parking lot by more than 10,000 square feet. A Minimal Amendment may be reviewed and approved by the Planning Director for any building or parking lot expansions less than 10,000 square feet;
10. All provisions of the Off-Street Parking Ordinance shall be continually met;
11. 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;
12. Prior to Planning Commission approval, the sign package shall be revised to eliminate the wall mounted back-lit signs located at the top of the main hospital structure;
13. All provisions of the Sign Code shall be continually met;

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14. 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.
15. The uses of structures on the property shall be limited to medical uses and appropriate uses accessory to medical uses.

The applicant is now proposing to revise the landscape plan by reconfiguring the landscape island at the front entrance of the hospital.

STAFF REVIEW: Staff has reviewed the Major Amendment to a Planned Commercial Development and has noted the following considerations:

Building Permit: Staff noted that a building permit shall be obtained for the proposed construction of the retaining walls and landscape installation.

Landscaping Plan: The site plan submitted shows shrub plantings and lawn area in place of established trees. Staff noted that the original landscape plan provided 34,500 landscape points in the planting area and the proposed landscape plan provides 38,800 landscape points. However, the original landscaping provided a landscaping buffer between the parking area and the adjacent rights of way and properties. In addition, the original landscaping in the parking area located on the north side of the hospital had trees and shrubs located within the parking lot islands which break-up and soften the parking lot. The large trees helped reduce the relative scale of the hospital structure. Staff has concerns regarding the proposed landscape plan to provide a buffer between the adjacent properties, soften the parking lot, reduce the scale of the structure and provide shade for pedestrians and vehicles. Staff is recommending that prior to Planning Commission approval, the applicant submit a revised landscape plan with large trees along the perimeter of the landscape island for review and approval.

Legal Notification: As of this writing, the receipts from the certified mailings have not been returned. The sign has been posted on the property. Staff will notify the Planning Commission at the July 6, 2006 Planning Commission meeting if the applicant has not met the notification requirements.