

STAFF REPORT
February 8, 2007

No. 07PD002 - Major Amendment to a Planned Commercial Development **ITEM 30**

GENERAL INFORMATION:

PETITIONER	Trey Heaton for Vern Osterloo
REQUEST	No. 07PD002 - Major Amendment to a Planned Commercial Development
EXISTING LEGAL DESCRIPTION	Tract AR-1 and the north 30 feet of vacated Third Street of said Lot of the Regional Hospital Addition, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 21 Acres
LOCATION	Southeast of the intersection of Fairmont Boulevard and Fifth Street
EXISTING ZONING	General Commercial District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Commercial District (Planned Development Designation)
East:	Office Commercial District
West:	Office Commercial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/12/2007
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. A Building Permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. All plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A;
3. A sign permit shall be obtained prior to construction of any signage;
4. An Air Quality Permit shall be obtained prior to construction if one acre or more is disturbed;
5. Prior to issuance of a Building Permit the applicant shall obtain the Department of Environmental and Natural Resources permits for the proposed underground storage

STAFF REPORT
February 8, 2007

No. 07PD002 - Major Amendment to a Planned Commercial Development **ITEM 30**

- tanks and the proposed boilers;
6. All applicable provisions of the International Fire Code shall be continually met;
 7. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
 8. The landscape plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;
 9. All construction shall comply with the approved building elevations;
 10. 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 Growth Management Department;
 11. Prior to issuance of a building permit a revised grading and drainage plan must be submitted for review and approval;
 12. Prior to issuance of a building permit a revised water plan must be submitted for review and approval;
 13. Prior to Planning Commission approval, information documenting that the noise levels emitted from the proposed facility and the related equipment shall not exceed 65 DNL at the property line. If concerns are raised regarding the noise levels, the owner shall conduct testing and provide documentation for review and approval by the Growth Management Director that the noise levels are in compliance with the 65 DNL standards or shall construct all necessary improvements to comply with the standards;
 14. Prior to Planning Commission approval, a master plan for the entire property shall be submitted for review and approval showing all existing and proposed structures and utilities;
 15. All applicable stipulations of the original Planned Commercial Development shall still apply; and,
 16. The Major Amendment to the Planned Commercial Development shall expire if the use has not commenced 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 application for a Major Amendment to a Planned Commercial Development to renovate the ninth floor, construct a new central utility plant and construct a grounds building.

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;

STAFF REPORT
February 8, 2007

No. 07PD002 - Major Amendment to a Planned Commercial Development **ITEM 30**

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;
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.

On July 6, 2006 (06PD040) the Planning Commission approved a Major Amendment to a Planned Commercial Development to revise the landscape plan.

The applicant is now proposing a Major Amendment to a Planned Commercial Development to renovate the ninth floor, construct a new central utility plant and construct a grounds building on the southeast side of the hospital complex.

STAFF REPORT
February 8, 2007

No. 07PD002 - Major Amendment to a Planned Commercial Development **ITEM 30**

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

Building Permits: Staff noted that a building permit must be obtained prior to any construction and a certificate of occupancy obtained prior to occupancy. Staff also noted that all plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A.

Air Quality Permit: Staff noted that an Air Quality Permit must be obtained prior to any construction if an acre or more of land is disturbed.

DENR Permits: Staff noted that Department of Environmental and Natural Resources permits are required for the proposed underground storage tanks and the proposed boilers. Staff recommends that prior to issuance of a building permit the applicant shall obtain the Department of Environmental and Natural Resources permits as identified.

Setbacks: Staff noted that the applicant's site plan meets all the setback requirements of the General Commercial Zoning District.

Building Height: Staff noted that the applicant's plans meet all the building height requirements of the General Commercial Zoning District.

Parking: Section 17.50.270 of the Rapid City Municipal Code requires parking to be provided. The parking plan submitted shows 1,213 parking stalls being provided which exceeds the 927 parking stalls required. The parking plan appears to meet all the requirements of the Off-street Parking Ordinance.

Lighting: Section 17.50.270 of the Rapid City Municipal Code requires that lighting be provided for all parking areas when evening usage is anticipated. Staff noted that all lighting provided shall be arranged so as to provide security and to reflect light toward the parking areas.

Signage: Staff noted that a sign permit must be obtained prior to installation of any signage.

Screening: The plans indicate the proposed central utility plant and grounds building will be screened from the adjacent properties by existing and proposed landscaping and the construction of earth berms. The proposed structures will be located approximately 450 feet from the adjacent residential properties.

Noise: Staff noted that a major concern of the proposed central utility plant is the amount of noise generated from the proposed facility. Staff recommends that prior to Planning Commission approval, information about noise levels emitted from the proposed facility shall be submitted for review and approval. Staff also recommends that the noise levels emitted from the facility shall not exceed 65 DNL at the property line. If concerns are raised regarding the noise levels, the owner shall conduct testing and provide documentation for review and approval by the Growth Management Director that the noise levels are in compliance with the 65 DNL standards or shall construct all necessary improvements to

STAFF REPORT
February 8, 2007

No. 07PD002 - Major Amendment to a Planned Commercial Development **ITEM 30**

comply with the 65 DNL standards.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided for commercial developments. As previously indicated the site shows substantial landscaping is being installed to screen the proposed facilities. The landscape plan submitted shows an additional 4,400 landscaping points from the previously approved and installed landscape plan. The landscape plan appears to meet all the requirements of Section 17.50.300 of the Rapid City Municipal Code.

Fire Safety: Staff noted that on September 12, 2006 Rapid City Fire Department staff reviewed the proposed project and a list of Rapid City Fire Department comments was provided to the applicant. Staff recommends that all applicable provisions of the International Fire Code shall be continually met.

Drainage and Grading: Staff noted that the drainage and grading plans submitted must be done according to Rapid City Drainage Criteria Manual and City of Rapid City Standard Specifications for Public Works Construction, 2004 Edition. In particular, grading and drainage information shall be submitted including the rip rap sizing calculations and locations of proposed erosion control. Staff recommends that prior to issuance of a building permit a revised grading and drainage plan must be submitted for review and approval as identified.

Water System: Staff noted that the water plans submitted must be done according to the City requirements. Staff recommends that prior to issuance of a building permit a revised water system plan must be submitted for review and approval as identified.

Wastewater System: Staff noted that the wastewater plans submitted must be done according to the City requirements. Staff recommends that prior to issuance of a building permit a revised wastewater system plan must be submitted for review and approval as identified.

Red Line Comments: Staff noted that red line comments have been made requiring the applicant make changes on the plans. Staff recommends that the red line comments be addressed and corrected on the plans and the red lined drawings be returned prior to Preliminary Plat approval by City Council.

Master Plan: Staff recommends that prior to approval of the Major Amendment to a Planned Commercial Development by Planning Commission, a master plan for the subject shall be submitted for review and approval showing all existing and proposed structures and utilities. In particular, the applicant has submitted several recent revisions to the hospital complex. As such, staff is recommending a revised and/or updated master plan to ensure that the long range plans of the hospital are being addressed as part of this phase.

Notification Requirement: As of this writing, the required sign has not been posted on the property and the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the February 8, 2007 Planning Commission meeting if these requirements have not been met.