

STAFF REPORT
September 20, 2007

No. 07PD068 - Planned Commercial Development - Initial Development Plan

ITEM 34

GENERAL INFORMATION:

APPLICANT	Williams & Associates Architecture, Inc.
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Black Hills Surgery Center, LLP
REQUEST	No. 07PD068 - Planned Commercial Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	Lots 32R and 33R of Block 18 of Robbinsdale Addition No. 10, located in the SE1/4 NW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.144 acres
LOCATION	At the northwest corner of the intersection of Anamaria Drive and Fifth Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	8/10/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial Development Plan 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. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;**

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4. The landscape plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;
5. All applicable provisions of the International Fire Code shall be continually met;
6. The building shall conform architecturally to the plans and elevations submitted as part of this Planned Commercial Development - Initial Development Plan;
7. The lighting plan shall continually comply with all requirements of the Zoning Ordinance and the approved lighting plan;
8. Prior to issuance of a building permit a revised plan must be submitted for review and approval showing the location and screening of air handling units. The noise levels emitted from the HVAC system 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 Development Service Center Coordinator that the noise levels are in compliance with the 65 DNL standards or shall construct all necessary improvements to comply with the standards;
9. Prior to submittal of a Planned Commercial Development – Final Development Plan plans shall be submitted for review and approval relocating the existing sewer main and manholes or the site plan shall be revised relocating the structures outside of the sewer easement;
10. Prior to Planning Commission approval of a Planned Commercial Development – Final Development Plan all affected easements shall be vacated or the structures shall be relocated out of the existing easements;
11. Prior to submittal of a Planned Commercial Development – Final Development Plan plans shall be submitted for review and approval of the revisions to the existing storm water detention facility;
12. Prior to issuance of a building permit the applicant shall replat the property or shall submit a developmental lot agreement for review and approval to allow for the proposed addition; and,
13. The Planned Commercial Development – Initial Development Plan 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:

This staff report has been revised as of September 12, 2007. All revised and/or added text is shown in bold print. This item was continued to the September 20, 2007 Planning Commission meeting to allow staff to meet with the applicant about issues involved with the proposed project. The subject property is located northwest of the intersection of 5th Street and Anamaria Drive. The applicant is requesting approval of a 30,625 square foot addition to the existing structure. The applicant has indicated that the proposed additions will allow the Black Hills Surgery Center to better serve its patients and the community. The applicant has also submitted a Rezoning request and an Amendment to the Comprehensive plan for the property. (See companion items #07CA040 and 07RZ063)

In 1996, the City Council approved Planned Commercial Development #1552 to allow a 6,000 square foot medical clinic, "Black Hills Imaging Center", to be located on the subject

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property.

On August 6, 2001, the City Council approved a Major Amendment to a Planned Commercial Development to allow 27 additional parking spaces to be constructed south of the Imaging Center.

On November 18, 2002, the City Council approved a Major Amendment to a Planned Commercial Development (#02PD057) with stipulations to allow additions to the Imaging Facility and the Surgery Center.

STAFF REVIEW:

Staff has reviewed the Planned Commercial Development - Initial Development Plan and has offered 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.

Design Features: The applicant has indicated that the proposed additions(s) will be similar in design with the existing structure currently located on the property. Staff is recommending that the building conform architecturally to the plans and elevations submitted as part of this Planned Commercial Development - Initial Development Plan.

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

On September 7, 2007 staff met with the applicant to discuss issues with the proposed site plan. The applicant is proposing to construct a sign in the southeast corner of the property that is currently in a drainage easement. Staff recommends that prior to Planning Commission approval of a Planned Commercial Development – Final Development Plan a portion of the drainage easement shall be vacated to allow the sign in the proposed location or the applicant shall relocate the sign outside of the drainage easement.

Parking: Section 17.50.270 of the Rapid City Municipal Code requires parking to be provided. The parking plan submitted shows 298 spaces provided for the existing and proposed development which exceeds the 281 spaces required. The proposed parking plan meets the minimum requirements of Chapter 17.50.270 of the Rapid City Municipal Code.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. The landscape plan submitted shows 279,050 landscaping points provided which exceeds the 223,426 points required. The proposed landscape plan meets the minimum requirements of Chapter 17.50.300 of the Rapid City Municipal Code.

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. In addition, the grades

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and location 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. Staff is recommending that all International Fire Codes be continually met.

Lighting: Section 17.50.270 requires that lighting be provided for all parking areas when evening usage is anticipated. The applicant has indicated that the proposed lighting will be designed to prevent glare onto adjacent properties by using shorter poles and "dark-sky" friendly fixtures.

Screening: The applicant indicated that the HVAC system will be located on the east side of the development and screened to minimize the impact on the surrounding residential area. The noise levels emitted from the HVAC system 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.

Sewer: Sewer line plans and profiles must be submitted for review and approval. In particular, the plans must identify if existing service lines will be impacted by the proposed addition and identify modifications to the plans and profile as needed. The Engineering Division has indicated that the proposed retaining wall to be located north of the proposed expansion will be constructed over an existing sewer line. Staff is in the process of meeting with the applicant to discuss the issues associated with the sewer line. As such, staff is recommending that this item be continued to the September 20, 2007 Planning Commission meeting to allow staff to meet with the applicant to discuss the issues with the sewer system.

On September 7, 2007 Staff met with the applicant to discuss the issues with the existing sewer main. Staff noted that the proposed addition is located over a portion of the existing sewer easement. The applicant indicated that a portion of the sewer main will be relocated to the adjacent street. As such, staff recommends that prior to submittal of a Planned Commercial Development – Final Development Plan plans shall be submitted for review and approval relocating the existing sewer main and manholes or the site plan shall be revised relocating the structures outside of the sewer easement.

Easement Identification: Staff noted that the existing major drainage easements and utility easements must be shown on the plat document. It appears that a portion of the proposed addition and parking lot will be located in the existing major drainage easement located on the property. In addition, a utility easement, adjacent to the "previous lot line" as shown on the plat document interferes with the building and parking plan. The applicant's site plan must also be revised to show the existing easements. Staff is in the process of meeting with the applicant to discuss the issues associated with the existing easements. As such, staff is recommending that this item be continued to the September 20, 2007 Planning Commission meeting to allow staff to meet with the applicant to discuss the issues.

On September 7, 2007 Staff met with the applicant to discuss the issues with the

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existing easements. The applicant indicated that an application will be submitted to vacate the easement affected by the proposed development. Staff recommends that prior to Planning Commission approval of a Planned Commercial Development – Final Development Plan all affected easements shall be vacated or the structures shall be relocated out of the existing easements.

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, 2007 Edition.

On September 7, 2007 Staff met with the applicant to discuss the issues with the existing storm water detention facility. The applicant has submitted a drainage report proposing to revise the existing storm water detention facility to allow for the construction of the proposed addition and improve the drainage of the storm water detention facility. The submitted report demonstrated that the storm water detention facility can be revised and a portion of the drainage easement can be vacated for the proposed addition without adversely affecting the upstream and downstream properties. However, detailed construction plans to revise the storm water detention facility were not submitted as part of the Planned Commercial Development – Initial Development Plan. As such, staff recommends that prior to submittal of a Planned Commercial Development – Final Development Plan plans shall be submitted for review and approval of the revisions to the existing storm water detention facility.

Platting: Staff noted that the proposed building and parking lot addition crosses over an existing lot line. Staff recommends that prior to issuance of a building permit the applicant shall replat the property or shall submit a developmental lot agreement for review and approval to allow for the proposed addition.

Notification Requirement: As of this writing, the receipts from the certified mailings have been returned and the sign has been posted on the property. Staff has received several inquiries and one objection regarding the proposed Planned Commercial Development – Initial Development Plan at the time of this writing.