

STAFF REPORT  
March 27, 2008

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**No. 08PD005 - Major Amendment to a Planned Commercial ITEM 24 Development**

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GENERAL INFORMATION:

APPLICANT	Black Hills Surgery Center, LLP
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Black Hills Surgery Center
REQUEST	<b>No. 08PD005 - Major Amendment to a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Lots 32R and 33R of Block 18 of Robbinsdale Addition No. 10, located in the SE1/4 of the NW1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.194 acres
LOCATION	216 Anamaria Drive
EXISTING ZONING	Office Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Medium Density Residential District (Planned Residential Development)
South:	Office Commercial District (Planned Commercial Development)
East:	Medium Density Residential District - Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/8/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

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

- 1. A Major Amendment to the Planned Commercial Development be obtained if emergency services are added in the future;**
- 2. Prior to issuance of a building permit the applicant shall reduce the width of the**

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- driveway from 32 feet to 28 feet or obtain an exception to the Rapid City Street Design Criteria Manual;
3. **A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
  4. **All plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A;**
  5. **The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;**
  6. **The landscape plan shall continually comply with all requirements of the Zoning Ordinance and the approved landscape plan;**
  7. **All applicable provisions of the International Fire Code shall be continually met;**
  8. **The building shall conform architecturally to the plans and elevations submitted as part of this Major Amendment to a Planned Commercial Development. Changes to the proposed plans and elevations, which the Growth Management Director determines to be consistent with the original approved plans and elevations, may be allowed as a Minimal Amendment to the Planned Commercial Development;**
  9. **The lighting plan shall continually comply with all requirements of the Zoning Ordinance and the approved lighting plan;**
  10. **If the area of disturbance exceeds one acre, an Air Quality Permit must be obtained prior to issuance of a building permit;**
  11. **A sign permit must be obtained prior to installation of any signage and all signage shall be located outside of the drainage easement;**
  12. **Prior to issuance of a building permit all affected easements shall be vacated or the structures shall be relocated out of the existing easements;**
  13. **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,**
  14. **The Major Amendment to a 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: (Update March 19, 2008. All revised text is shown in bold.) This item was continued to the March 27, 2008 Planning Commission meeting to allow the applicant to submit additional information and to allow the legal notification to be published. On February 28, 2008 and March 10, 2008, the applicant submitted the required information. As such, staff recommends that the Major Amendment to a Planned Commercial Development be approved with the above stated stipulations.**

The property is located northwest of the intersection of 5th Street and Anamaria Drive. The applicant is requesting approval of a 79,685 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 Preliminary Plat Application for the property. (See companion item #08PL015)

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.

On September 20, 2007, Planning Commission approved an Initial Planned Commercial Development (#07PD068) 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;
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;

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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; and,
14. Prior to submittal of a Planned Commercial Development – Final Development Plan plans shall be submitted for review and approval of the traffic analysis study and adequate buffers be provided and a detailed business plan regarding the proposed use of the facility.

**STAFF REVIEW:**

Staff has reviewed the Major Amendment to a Planned Commercial Development and has offered the following considerations:

**Traffic Analysis Study:** A stipulation of approval of the Initial Planned Commercial Development required a traffic analysis study to be submitted for review and approval. To date, a traffic analysis study has not been submitted. As such, staff recommends that prior Planning Commission approval of the Major Amendment to a Planned Commercial Development the applicant shall submit a traffic analysis study for review and approval.

**On March 6, 2008 the applicant submitted a Traffic Analysis Study for the proposed project. The Traffic Analysis Study concluded that the expansion would not represent a significant adverse traffic impact on the supporting key intersection and roadway system in 2010 or 2015. In addition, the routes through the Alta Vista Drive neighborhood were determined not to be highly desirable routes. These neighborhood routes are less desirable due to the curvilinear nature of roadways and lower speeds required to travel these circuitous routes. While there may be some Black Hills Surgery Center generated traffic that would use these routes through the neighborhood, it should be expected that the number of cut-through trips would not be significant. As such, staff recommends that the Major Amendment to a Planned Commercial Development be approved with the above stated stipulations.**

**Business Plan:** A stipulation of approval of the Initial Planned Commercial Development required a detailed business plan to be submitted for review and approval. To date, a detailed business plan has not been submitted. As such, staff recommends that prior Planning Commission approval of the Major Amendment to a Planned Commercial Development the applicant shall submit a detailed business plan for review and approval.

**On February 28, 2008 the applicant submitted a proposed business plan for Black Hills Surgery Center. The purpose of the proposed expansion is to accommodate the existing services offered by the Black Hills Surgery Center. Emergency Services are not part of the current business plan for the facility. Due to the potential noise, traffic and hours operation for emergency services staff recommends that a Major Amendment to the Planned Commercial Development be obtained if emergency services are added in the future.**

**Building Permits:** Staff noted that a building permit must be obtained prior to any construction

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and a certificate of occupancy obtained prior to occupancy.

Air Quality Permit: Staff noted that if the area of disturbance exceeds one acre, an Air Quality Permit must be obtained.

Design Features: The applicant has indicated that the proposed addition(s) will be similar in design with the existing structure currently located on the property with the materials matching the existing roofing and siding. Staff is recommending that the building conform architecturally to the plans and elevations submitted as part of this Major Amendment to a Planned Commercial Development.

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 and that all signage shall be located 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 310 spaces provided on the north side of Anamaria Drive for the existing and proposed development which exceeds the minimum 281 spaces required. The proposed parking plan meets the minimum requirements of Chapter 17.50.270 of the Rapid City Municipal Code.

Driveway: The site plan shows a 32 foot wide driveway to access the proposed addition. The driveway exceeds the 28 foot wide maximum driveway width for a commercial development allowed in the Rapid City Street Design Criteria Manual. As such, staff recommends that prior to issuance of a building permit the applicant shall reduce the width of the driveway from 32 feet to 28 feet or obtain an exception the Rapid City Street Design Criteria Manual.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. The landscape plan submitted shows 206,500 landscaping points provided which exceeds the 154,000 points required. In addition, the applicant is providing a substantial amount of deciduous and coniferous plant material along the north lot line of the property to screen the residential property to the north. 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 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"

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friendly fixtures.

Screening: The applicant is proposing a 6 foot high screen fence along the north lot of the property to screen the existing and proposed development from the residential development to the north.

Sewer: The applicant submitted sewer plans removing existing manholes and abandoning the existing sewer service along the north side of the building. The applicant is proposing to construct a sewer service to connect to the existing sewer main in Anamaria Drive. Staff noted that the proposed plans appear to meet the minimum requirements of the Rapid City Municipal Code.

Easement Identification: It appears that a portion of the proposed addition and parking lot will be located in existing major drainage easements and utility easements located on the property. As previously noted the applicant is also in the process of replatting the property and is proposing to vacate or relocate the effected easements as part of the plat. As such, staff recommends that prior to issuance of a building permit all affected easements shall be vacated or the structures shall be relocated out of the existing easements.

Drainage and Grading: The applicant has submitted a drainage report and detailed construction plans to revise the storm water detention facility. It appears the drainage report and detailed construction plans are in compliance with the Rapid City Drainage Criteria Manual and City of Rapid City Standard Specifications for Public Works Construction, 2007 Edition.

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 and the legal notification has been published.**