

STAFF REPORT
March 27, 2008

**No. 08PD008 - Major Amendment to a Planned Commercial ITEM 26
Development to allow the expansion of a hospital**

GENERAL INFORMATION:

APPLICANT	Vern Osterloo
AGENT	Trey Heaton
PROPERTY OWNER	Rapid City Regional Hospital
REQUEST	No. 08PD008 - Major Amendment to a Planned Commercial Development to allow the expansion of a hospital
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 23.0 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	2/26/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development to allow the expansion of a hospital 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. All applicable provisions of the International Fire Code shall be continually met;

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4. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the previously approved parking plan;
5. The landscape plan shall continually comply with all requirements of the Zoning Ordinance and the previously approved landscape plan;
6. All construction shall comply with the approved building elevations;
7. Prior to issuance of a building permit a revised grading and drainage plan must be submitted for review and approval;
8. Prior to issuance of a building permit an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual must be submitted for review and approval;
9. All applicable stipulations of the original Planned Commercial Development shall still apply; and,
10. 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 expand the third floor of the hospital and construct a sidewalk near the new 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;

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,

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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 the Planning Commission approved a Major Amendment to a Planned Commercial Development (#06PD040) to revise the landscape plan.

On February 8, 2007 the Planning Commission approved a Major Amendment to a Planned Commercial Development (#07PD002) with stipulations to renovate the ninth floor, construct a new central utility plant and construct a grounds building on the southeast side of the hospital complex.

The applicant is now proposing a Major Amendment to a Planned Commercial Development to expand the third floor of the hospital and construct a sidewalk near the new grounds building.

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 must be obtained prior to occupancy. Staff also noted that all

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plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A.

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.

Design Features: The applicant has indicated that the proposed addition will be similar in design with the existing structure currently located on the property with the materials matching the existing roofing and siding. In addition, the proposed expansion will have a minimal impact on the site since it is being placed on an existing roof area and the building footprint is not being expanded. 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.

Parking: Section 17.50.270 of the Rapid City Municipal Code requires parking to be provided. The parking plan was reviewed and approved during a previous application and shows 1,213 parking stalls being provided which exceeds the 927 parking stalls required. The off-street parking requirements for a hospital are based on the number of beds. No additional parking stalls are required as part of this building expansion project since no hospital beds are being added as part of this project. 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.

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 was reviewed and approved as part of a previous application and appears to meet all the requirements of Section 17.50.300 of the Rapid City Municipal Code.

Fire Safety: 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, 2007 Edition. In particular, grading and drainage information shall be submitted including the riprap 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.

Stormwater Management Plan: The City Council has recently adopted a Stormwater Quality

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Manual which provides a set of criteria and technical guidance for erosion and sediment control at construction sites. Because site conditions will affect the suitability and effectiveness of erosion control measures, a plan specific to each site is required. Staff is recommending that prior to issuance of a building permit, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual be submitted for review and approval.

Existing Construction Material: Staff noted that an existing dirt pile is located on the property adjacent to Fifth Street. The applicant indicated that this material is being used for back fill and grading around the newly constructed central utility plant and grounds building. The remainder of the material will be graded and seeded after completion of these projects. In addition, the applicant has installed silt fence around the material to minimize erosion from the area.

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 March 27, 2008 Planning Commission meeting if these requirements have not been met.