

STAFF REPORT
March 27, 2008

**No. 08PD011 - Planned Commercial Development - Initial and Final ITEM 28
Development Plan**

GENERAL INFORMATION:

APPLICANT	Black Hills Surgery Center, LLP
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Black Hills Surgery Center, LLP
REQUEST	No. 08PD011 - Planned Commercial Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 2 of Tract A of Minnesota Ridge Subdivision, located in the NW1/4 SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.94 acres
LOCATION	4015 Fifth Street
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Office Commercial District
South:	Office Commercial District (Planned Commercial Development)
East:	Low Density Residential District
West:	Medium Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/29/2008
REVIEWED BY	Travis Tegethoff / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial and Final Development Plan be continued to the April 10, 2008 Planning Commission meeting.

GENERAL COMMENTS: The property is located southwest of the intersection of 5th Street and Anamaria Drive. The applicant is requesting approval of a 134 stall parking lot to serve the Black Hills Imaging Center to primarily providing staff parking. A pedestrian path is proposed to be constructed between the parking lot and the Black Hills Imaging Center. The property is currently void of structural development.

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STAFF REVIEW:

Staff has reviewed the Planned Commercial Development – Initial and Final Development Plan and offers 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.

Signage: Staff noted that no sign package was submitted as part of this application. As such, staff recommends that prior to Planning Commission approval a sign package be submitted for review and approval or a Major Amendment to the Planned Commercial Development shall be obtained in the future for signage. In addition, a sign permit shall be obtained prior to installation of any signage.

Sidewalk: Staff noted that the sidewalk along Fifth Street has not been constructed and the surety for the construction of the sidewalk has expired. As such, staff recommends that prior to Planning Commission approval new surety shall be posted for the sidewalk or the sidewalk shall be installed, inspected and accepted.

Parking: The applicant's site plan proposes the construction of 134 parking stalls for the proposed project. However, Section 17.50.270 of the Rapid City Municipal Code requires that five handicap parking stalls be provided and none are indicated on the site plan. As such, staff recommends that this item be continued to the April 10, 2008 Planning Commission meeting to allow the applicant to submit a revised parking plan for review and approval.

Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires landscaping to be provided. In particular, landscape islands are required for a parking lot with 50 or more parking stalls. To date, no landscape plan has been provided. As such, staff recommends that this item be continued to the April 10, 2008 Planning Commission meeting to allow the applicant to submit a landscape plan for review and approval.

Fire: 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. To date, no lighting plan has been submitted. As such, staff recommends that this item be continued to the April 10, 2008 Planning Commission meeting to allow the applicant to submit a lighting plan for review and approval.

Screening: Section 17.40.070 requires a five foot to six foot opaque ornamental screening fence along the adjacent property lines when an Office Commercial District is adjacent to the rear yard of a residential district. The west lot line is adjacent to the rear yard of a Medium Density Residential District. As such, staff recommends that this item be continued to the April 10, 2008 Planning Commission meeting to allow the applicant to provide a revised site plan showing a screening fence per Section 17.40.070 of the Rapid City Municipal Code.

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Drainage Plan: Staff noted that no drainage information was submitted with the application. As such, prior to approval by Planning Commission, a drainage plan shall be submitted for review and approval. In particular, the drainage plan shall include calculations demonstrating that developed flows from the site do not exceed pre-developed flows or on-site detention shall be provided.

Stormwater Management Plan: The City Council has adopted a Stormwater Quality 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 approval by the Planning Commission, an Erosion and Sediment Control Permit in compliance with the adopted Stormwater Quality Manual be submitted for review and approval.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned and the sign has not been posted on the property. Staff will notify the Planning Commission at the March 27, 2008 Planning Commission meeting if the notification requirements have not been met.