

STAFF REPORT  
June 24, 2010

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**No. 10PD040 - Major Amendment to a Planned Commercial Development      ITEM 8**

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GENERAL INFORMATION:

APPLICANT	Black Hills Surgical Hospital, LLP
AGENT	Williams & Associates Architecture, Inc.
PROPERTY OWNER	Black Hills Surgical Hospital, LLC
REQUEST	<b>No. 10PD040 - Major Amendment to a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Lot 1R of Block 28 and Lot 32R-2 of Block 18, all in Robbinsdale Addition No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.194 acres
LOCATION	At the northwest corner of the intersection of Anamaria Drive and Fifth Street
EXISTING ZONING	Office Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Office Commercial District (Planned Commercial Development)
East:	Low Density Residential District - Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/27/2010
REVIEWED BY	Jim Flaaen / 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. A sign permit must be obtained prior to installation of any signage and all signage shall be located outside of the drainage easement;

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3. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorists;
4. All signage shall conform to the design, color and location as shown in the sign package approved as a part of the Planned Commercial Development. No electronic signs are approved as a part of this Development Plan. The addition of electronic signage will require a Major Amendment to the Planned Commercial Development. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Commercial Development. The Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
5. All provisions of the currently adopted Fire Code shall be continually met;
6. A minimum of 292,164 landscaping points shall be provided. The landscaping shall be installed as per the approved landscape plan and shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live, vegetative state;
7. A minimum of 234 parking spaces shall be provided, 7 of which are to be handicap accessible spaces including a minimum of 1 "van" accessible space. The parking shall be installed as per the approved parking plan and shall comply with all requirements of the Off-Street Parking Ordinance;
8. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
9. All plans shall be stamped by a Registered Professional Engineer and/or Architect per SDCL 36-18A;
10. 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;
11. If the area of disturbance exceeds one acre, an Air Quality Permit must be obtained prior to issuance of a building permit;
12. 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:** The applicant has submitted a Major Amendment to a Planned Commercial Development to revise the previously approved sign package for the property at 216 Anamaria Drive. In particular, the applicant is proposing to construct a 3 foot 6 inch tall by 7 foot 5 inch wide directional sign at the intersection of the southernmost driveway onto the property and Anamaria Drive.

On August 2, 1999 an Initial and Final Planned Commercial Development was approved to allow for a medical clinic at the property

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On January 17, 2000, a Major Amendment to a Planned Commercial Development (#99PD038) was approved with stipulations to change the use of the property from a medical clinic to a hospital and include an 18,012 square foot addition.

On February 5, 2001, a Major Amendment to a Planned Commercial Development (#00PD070) was approved with stipulations to allow a 1,489 square foot addition and changes to the existing façade.

On December 19, 2002, a Major Amendment to a Planned Commercial Development (#02PD056) was approved with stipulations to increase the boundaries of the Planned Commercial Development boundaries and to expand the existing building and parking area.

On March 27, 2008, a Major Amendment to a Planned Commercial Development (#08PD005) was approved with stipulations to allow a 79,685 square foot addition to the existing structure.

On March 27, 2008, the Planning Commission approved a Major Amendment to a Planned Commercial Development to allow for a 79,685 square foot addition to the existing medical clinic. There were 14 stipulations of approval that included:

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 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 the 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;

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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.

The property is located north of Anamaria Drive and west of 5<sup>th</sup> Street. The property is zoned Office Commercial District with a Planned Commercial Development. Land located to the north is zoned Medium Density Residential District. Land located to the south is zoned Office Commercial District with a Planned Commercial Development. Land located to the east is zoned Low Density Residential District and Medium Density Residential District. Land located to the west is zoned Low Density Residential District.

The property is located northwest of the intersection of 5<sup>th</sup> Street and Anamaria Drive. A medical clinic, The Black Hills Surgical Center, is currently located on the property.

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

Signage: As previously stated, the applicant is proposing to construct a 3 foot 6 inch tall by 7 foot 5 inch wide ground sign northwest of the intersection of the southernmost driveway onto the property and Anamaria Drive. The proposed sign will be a directional sign designed to direct patients and visitors to a specific parking area and physicians and staff to a different parking area.

The proposed sign will match the existing signage on the property and be constructed of earth toned tan stained concrete, tan stone and a lantern accent at the top. The lettering on the sign will be ¾ inch thick white, pin mounted letters with the message “↑ Patient & Guest Parking, Physician & Staff Parking →”. The sign will be illuminated using directional spotlights positioned on the ground. The lighting must be designed to be reflected within the property boundaries so as not to shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind.

Sight Triangle: The proposed location of the sign will not be located within the pedestrian or vehicular sight triangle.

Parking: The proposed signage will not increase the parking requirement for the property, nor will the proposed location of the sign take the place of any existing parking spaces. The parking plan submitted by the applicant identifies that 339 spaces are provided on the property exceeding the 234 that are required for the medical clinic and hospital. In addition, 11 spaces are handicap accessible with 4 being “van” accessible.

Landscaping: The proposed signage will not increase the landscape requirement for the

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property. It should be noted that the proposed signage may reduce some of the landscape currently being provided on the property at the proposed location of the sign. However, the landscape plan submitted by the applicant identifies that 376,851 landscape points are being provided exceeding the 292,164 points that are required on the property. The landscaping must be installed as per the approved landscape plan and must comply with all requirements of the Zoning Ordinance. In addition, all landscaping must be continually maintained in a live, vegetative state.

Site Improvements: The previously approved medical clinic and addition has been constructed on the property. Staff recommends the landscaping, parking, signage and other infrastructure to support the use be constructed as per previously approved Commercial Development Plan and subsequent Major and Minor Amendments. In addition, staff recommends that the property be continually maintained as per the requirements of the previously approved Commercial Development Plan.

Notification Requirement: As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the June 24, 2010 Planning Commission meeting if these requirements have not been met. Staff has received several inquiries regarding this item, but has not received any objections.

Staff recommends that the Major Amendment to a Planned Commercial Development be approved with the stipulations identified above.