

STAFF REPORT  
February 10, 2011

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**No. 11PD004 - Major Amendment to a Planned Commercial Development** **ITEM 8**

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GENERAL INFORMATION:

APPLICANT	Vern Osterloo - Rapid City Regional Hospital
AGENT	Donovan Wattier
PROPERTY OWNER	Rapid City Regional Hospital
REQUEST	<b>No. 11PD004 - Major Amendment to a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	Tract H and Tract I of Regional Hospital Addition, located in the SW1/4 of Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 41.98 acres
LOCATION	353 Fairmont Boulevard - Rapid City Regional Hospital
EXISTING ZONING	General Commercial District - Office Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Fifth Street Overlay Zoning District)
South:	Office Commercial District
East:	Office Commercial District - Low Density Residential District
West:	Office Commercial District - General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	1/14/2011
REVIEWED BY	Jim Flaaen / Karley Halsted

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Commercial Development 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 as per SDCL 36-18A;

STAFF REPORT  
February 10, 2011

---

**No. 11PD004 - Major Amendment to a Planned Commercial Development      ITEM 8**

---

3. All applicable provisions of the currently adopted International Fire Code shall be continually met;
4. A minimum of 1,018 off-street parking spaces shall continually be provided on the property with a minimum of 20 handicap accessible spaces. The off-street parking spaces shall be continually maintained in accordance with Chapter 17.50.270 of the Rapid City Municipal Code and the approved parking plan;
5. The landscaping plan shall continually comply with Chapter 17.50.300 of the Rapid City Municipal Code and the approved landscape plan. The landscaping shall be continually maintained in a live vegetative state, kept free of refuse and debris and replaced when necessary;
6. No landscaping shall be planted over the water main located in the 5<sup>th</sup> Street right-of-way;
7. The requirement to provide a minimum of 50% of the required landscaping within 20 feet of the parking lot and to provide one tree with shrubs, groundcover and/or mulch in the parking lot islands is hereby waived provided that the required landscaping in the parking lot islands located 400 feet or further from the center of the helipad is continually provided;
8. The proposed structure(s) shall conform architecturally to the plans, elevations and color palette submitted as part of the Planned Commercial Development Plan;
9. 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;
10. All signage shall conform to the design, color and location as previously approved as part of the Final Development Plan(s) and subsequent Major Amendment(s). 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. No electronic signs are being proposed as a part of this Major Amendment. The addition of electronic signage will require a Major Amendment to the Planned Commercial Development. In addition, 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;
11. An Air Quality Construction Permit shall be obtained for all construction activities disturbing one acre or more of surface area prior to the initiation of construction;
12. New construction over the sewer line easement shall be replaced at the owner's expense if excavation for the sewer is required;
13. All parking lot grades, access, and turning width radii shall accommodate Fire Department apparatus and shall be in compliance with the Rapid City Municipal Code and the Uniform Fire Code;
14. All applicable provisions of the previously approved Final Development Plan(s) and subsequent Major Amendment(s) shall be continually met; and,
15. 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.

STAFF REPORT  
February 10, 2011

---

**No. 11PD004 - Major Amendment to a Planned Commercial Development      ITEM 8**

---

Staff recommends that Tract I of the Regional Hospital Addition be removed from this Planned Commercial Development and established as a separate Planned Commercial Development subject to the following stipulations:

1. An Exception is hereby granted to reduce the separation between the approach to the subject property and the intersection of Black Fox Drive and Elk Street from 75 feet to 35 feet;
2. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
3. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;
4. The proposed structure(s) shall conform architecturally to the plans and elevations and color palette submitted as part of this Planned Commercial Development Plan;
5. The proposed commercial structure shall be used as a hospice facility and offices as shown on the application. Any other use shall require a Major Amendment to the Planned Commercial Development;
6. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Commercial Development. The lighting for the sign shall be designed to preclude reflection on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
7. A minimum of 249,977 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
8. A minimum of 78 parking spaces shall be provided. Four of the spaces shall be handicap accessible with one of the handicap spaces being "van accessible". In addition, all provisions of the Off-Street Parking Ordinance shall be continually met;
9. 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 motorist or constitute a nuisance of any kind;
10. The dumpster shall be located as shown on the site plan and screened on all four sides as proposed;
11. All International Fire Codes shall be met; and,
12. 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.

**GENERAL COMMENTS:** The applicant has submitted a Major Amendment to a Planned Commercial Development request to expand an existing hospital, convert a storage area to a physician's lounge and reduce the boundaries of the Planned Commercial Development boundaries. In particular, the applicant has proposed to add a third floor addition above the existing Emergency Department at Rapid City Regional Hospital, convert the old utility plant into a staff support area, and remove the Hospice House property, Tract I, from this Planned Commercial Development boundary.

The Rapid City Regional Hospital property includes several Planned Commercial Developments and Major Amendments that span multiple property boundaries. On

STAFF REPORT  
February 10, 2011

---

**No. 11PD004 - Major Amendment to a Planned Commercial Development      ITEM 8**

---

December 16, 2008, a Final Plat (#08PL168) was approved platting the Hospital property from multiple lots into two lots, Tract H and Tract I, and an unplatted balance located on the west side of 5<sup>th</sup> Street. Consequently, four Final Development Plans and four associated Major Amendments now traverse the two lots and remaining unplatted balance.

The Major Amendment to the Planned Commercial Development request as submitted will modify several existing Final Development Plans and Major Amendments including:

- #01PD025 – Approved with stipulations on June 18, 2001
  - Initial and Final Commercial Development Plan to enlarge the existing helicopter pad to accommodate two helicopters, construct a 20 foot by 30 mechanic's building and above ground fuel storage tank.
- #02PD026 – Approved with stipulations on September 26, 2002
  - Initial and Final Commercial Development Plan to construct a 19,500 square foot addition onto the existing hospital, revise the parking lot and approve a sign package.
- #02PD027 – Approved with stipulations on June 20, 2002
  - Initial and Final Commercial Development Plan to construct a parking lot south of the existing hospital structure and east of 5<sup>th</sup> Street. A request to expand an off-premise billboard sign was denied without prejudice.
- #02PD043 – Approved with stipulations on September 5, 2002
  - Major Amendment to the Final Commercial Development Plan to waive the requirement to provide a minimum of 50% of the required landscaping within 20 feet of the parking lot and to waive the requirement to provide one tree with shrubs, groundcover and/or mulch in the parking lot islands within 400 feet of the helipad.
- #06PD014 – Approved with stipulations on April 6, 2006
  - Initial and Final Commercial Development Plan to construct a 12-unit hospice facility with a family overnight guest room, general visitor space and an associated office.
- #06PD040 – Approved with stipulations on July 6, 2006
  - Major Amendment to a Final Commercial Development Plan to revise the landscaping plan by reconfiguring the landscape island at the main entrance to the hospital.
- #07PD002 – Approved with stipulations on February 8, 2007
  - Major Amendment to a Final Commercial Development Plan to renovate the ninth floor of the existing hospital, construct a new central utility plant and construct a grounds building.
- #08PD008 – Approved with stipulations on March 27, 2008

STAFF REPORT  
February 10, 2011

---

**No. 11PD004 - Major Amendment to a Planned Commercial Development      ITEM 8**

---

- Major Amendment to a Final Commercial Development Plan to expand the third floor of the hospital above the Emergency Department and construct a sidewalk near the new grounds building.

The properties included in this application are located south of Fairmont Boulevard, north of Elk Street, east of 5th Street and west of Wisconsin Avenue. A hospital, Rapid City Regional Hospital, the Hospice House, helipad and mechanics building, above ground fuel storage tank, energy plant and associated parking lots are located on the properties.

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

Design Features: The proposed 3<sup>rd</sup> floor addition above the existing Emergency Department will be designed and constructed to match the existing building façade with similar building, siding and roofing materials. The proposed expansion will include 20 additional patient rooms with additional office space and physician and nurses' facilities.

The conversion of the old utility plant storage area to a staff support area will also be designed and constructed to match the existing building façade with similar building, siding and roofing materials. The proposal will convert 7,300 square feet of storage space to a staff support area including sleeping areas, office space, a conference room and dining area.

Staff recommends that the proposed expansion and conversion conform architecturally to the plans and elevations submitted as a part of this Major Amendment to the Planned Commercial Development and be designed and constructed to match the existing building façade and materials.

Parking: Parking requirement calculations have been reviewed and approved with previously Final Development Plans and subsequent Major Amendments. The current uses of the property require that 981 off-street parking spaces be provided based on the following usage requirements:

- Hospital:  
2.00 spaces per bed: 381 beds x 2.00 = 762 spaces required
- Central Utility Plant (storage):  
0.25 spaces per 1,000 SFGFA:  $0.25 \times 19,317 \text{ ft}^2 = 5$  spaces required
- Old Utility Plant (storage):  
0.25 spaces per 1,000 SFGFA:  $0.25 \times 10,100 \text{ ft}^2 = 3$  spaces required
- Grounds Building (storage):  
0.25 spaces per 1,000 SFGFA:  $0.25 \times 2,400 \text{ ft}^2 = 1$  space required
- Cancer Center Institute (medical clinic):  
4.00 spaces per 1,000 SFGFA:  $4.00 \times 29,000 \text{ ft}^2 = 116$  spaces required
- Outpatient Imaging (medical clinic):  
4.00 spaces per 1,000 SFGFA:  $4.00 \times 23,400 \text{ ft}^2 = 94$  spaces required

STAFF REPORT  
February 10, 2011

---

**No. 11PD004 - Major Amendment to a Planned Commercial Development      ITEM 8**

---

The proposed expansion will increase the hospital bed count by 20 beds requiring 802 spaces for the hospital use and will convert the old utility plant storage use to hospital use with no additional beds thereby eliminating the 3 three previously required spaces. As such, the proposed project will result in 1,018 spaces being required on the property. The submitted site plan identifies 1,746 off-street parking spaces including 58 handicap accessible spaces. Staff recommends that the parking be continually maintained in accordance with Chapter 17.50.270 of the Rapid City Municipal the approved parking plan.

Landscaping: The proposed building changes as a part of this Major Amendment to the Planned Commercial Development will not require any additional landscaping be provided on the property. Landscaping on the property has been previously reviewed and approved through various Final Development Plans and subsequent Major Amendments. As previously noted, a Major Amendment (#02PD043) was approved in September 2002 to waive the requirement to provide a minimum of 50% of the required landscaping within 20 feet of the parking lot and to waive the requirement to provide one tree with shrubs, groundcover and/or mulch in the parking lot islands within 400 feet of the helipad. Staff recommends that the landscaping be continually maintained in accordance with Chapter 17.50.300 of the Rapid City Municipal Code and the approved landscape plan and continually maintained in a live, vegetative state, kept free of refuse and debris and replaced when necessary.

Signage: The exiting signage on the property has been previously approved through various Final Development Plans and subsequent Major Amendments. No new signage is proposed as a part of this Major Amendment to the Planned Commercial Development. In addition, no electronic signage is being proposed with this Major Amendment. 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. In addition, 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.

Tract I: The applicant has requested to amend the boundary of the Planned Commercial Development as a part of this Major Amendment. In particular, the applicant has requested that Tract I of the Regional Hospital Addition be removed from this Planned Commercial Development and established as a separate Planned Commercial Development. Tract I was created as a part of a replatting (#08PL168) of the property approved in December 2008 following all previous Final Development Plan and Major Amendment approvals.

In April 2006, a Major Amendment to a Planned Commercial Development (#06PD014) was approved to allow for the construction of the Hospice House currently located on the property. The stipulations of approval did not grant any exceptions to the zoning requirements through the Planned Development for the property. The Major Amendment required that 78 parking spaces be provided for the proposed use and 249,977 landscape points be provided. The site plan submitted by the applicant and field verified identify that

STAFF REPORT  
February 10, 2011

---

**No. 11PD004 - Major Amendment to a Planned Commercial Development      ITEM 8**

---

78 parking spaces are being provided and the required landscaping appears to be in place although landscaping will need to be re-verified at the beginning of the growing season. In addition, all setbacks and lot coverage requirements of the General Commercial Zoning District are being met. The US Highway 16 Neighborhood Future Land Use Plan identifies Tract I as appropriate for General Commercial land uses with a Planned Commercial Development. Therefore, based on the approved Future Land Use Plan, Tract I must remain within a Planned Commercial Development. Due to the replatting, staff recommends that Tract I of the Regional Hospital Addition be removed from this Planned Commercial Development and established as a free standing Planned Commercial Development subject to the following stipulations:

1. An Exception is hereby granted to reduce the separation between the approach to the subject property and the intersection of Black Fox Drive and Elk Street from 75 feet to 35 feet;
2. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
3. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;
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STAFF REPORT  
February 10, 2011

---

**No. 11PD004 - Major Amendment to a Planned Commercial Development      ITEM 8**

---

Fire Code: All applicable provisions of the currently adopted International Fire Code shall be continually met.

Permits: A Building Permit must be obtained prior to any construction and a Certificate of Occupancy must be obtained prior to occupancy. In addition, prior to issuance of a Building Permit, construction plans must be submitted stamped prepared by a registered professional as per South Dakota Codified Law 36-18A.

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 February 10, 2011 Planning Commission meeting if these requirements have not been met. Staff has received one objection to the proposed request.