

STAFF REPORT  
May 5, 2011

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**No. 11PD016 - Major Amendment to a Planned Commercial Development**      **ITEM 4**

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GENERAL INFORMATION:

APPLICANT	Vern Osterloo
PROPERTY OWNER	Rapid City Regional Hospital
REQUEST	<b>No. 11PD016 - Major Amendment to a Planned Commercial Development</b>
EXISTING LEGAL DESCRIPTION	The unplatted balance of the SW1/4 lying west of 5th Street located in Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 28.09 acres
LOCATION	2919 5th Street
EXISTING ZONING	General Commercial District (Planned Commercial Development)
SURROUNDING ZONING	
North:	General Commercial District
South:	Low Density Residential District (Planned Residential Development)
East:	Office Commercial District - General Commercial District (Planned Commercial Development)
West:	Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/8/2011
REVIEWED BY	Vicki L. Fisher / 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. Prior to issuance of a building permit, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned and signed and sealed final construction plans shall be submitted to the Growth Management Department;
3. Prior to issuance of a building permit, a Developmental Lot Agreement shall be secured

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- for Tract D, Lot 1 of Tract G and the unplatted balance of SW1/4 located west of 5<sup>th</sup> Street, Section 12, T1N, R7E;
4. Prior to issuance of a building permit, construction plans shall be submitted for review and approval showing a sidewalk along 5<sup>th</sup> Street. In addition, prior to issuance of a Certificate of Occupancy, the sidewalk shall be constructed;
  5. Prior to issuance of a building permit, construction plans for the improvements of pavement, drainage, water, sewer and on-site sidewalk(s) shall be submitted of review and approval. A water system analysis verifying source and adequate water quantity for fire flows shall also be submitted for review and approval. In addition, utility and/or drainage easements shall be provided as needed;
  6. Prior to issuance of a building permit, an Erosion and Sediment Control Plan shall be submitted for review and approval. In addition an Erosion and Sediment Control Permit shall be obtained;
  7. Prior to issuance of a building permit, a grading plan and a drainage report shall be submitted for review and approval;
  8. Prior to issuance of a building permit, an Air Quality Construction Permit shall be obtained for construction activities disturbing one acre or more of surface area;
  9. The proposed structure shall conform architecturally to the plans and elevations and color palette reviewed and approved as part of this Planned Commercial Development. Revisions to the design of the structure that the Growth Management Director determines to be consistent with the original approved elevations, shall be allowed as a Minimal Amendment to the Planned Commercial Development;
  10. All signage shall conform to Chapter 15.28 of the Rapid City Municipal Code. No electronic signs are being approved as a part of this Major Amendment to the Initial and Final Planned Commercial Development. All signage not in conformance with Chapter 15.28 of the Rapid City Municipal Code or any electronic reader board signs shall require the review and approval of a Major Amendment to the Planned Commercial Development. 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. A minimum of 92,100 landscaping points with four landscape islands shall be provided. In addition, the landscaping shall be planted in accordance with the approved plans. All landscaping shall be continually maintained in a live vegetative state and replaced in compliance with the City's adopted Landscape Ordinance;
  12. A minimum of 180 parking spaces with six of the spaces being handicap accessible spaces shall be provided. In addition one of the handicap spaces shall be "van" handicap accessible;
  13. 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;
  14. The currently adopted International Fire Code shall be continually met. In addition, the applicant shall coordinate any expansion or alterations of the project with the Fire Department;
  15. The Planned Commercial Development shall allow for an office building and a medical facility to be located on the property. Other uses permitted within the General Commercial District shall be allowed as a Minimal Amendment to the Planned

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- Commercial Development requiring the review and approval of the Growth Management Director. Conditional Uses allowed within the General Commercial District shall require a Major Amendment to the Planned Commercial Development;
16. All provisions of the General Commercial District shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Commercial Development or a subsequent Major Amendment; and,
  17. 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 to allow the construction of a 36,000 square foot medical office building. In particular, the building is shown to be a three story structure.

The property is located west of Fifth Street and is part of the Rapid City Regional Hospital Campus. Currently, the property is void of any structural development.

STAFF REVIEW:

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

Design: The applicant has submitted structural elevations identifying that the commercial building will be a three story structure and constructed with pre-cast concrete, wood, glass and exterior insulation and finish system (EIFS). The color of the building will be beige and warm gray. The mechanical equipment will be located on the roof with the parapet serving as screening.

Staff recommends that the proposed structure conform architecturally to the plans and elevations and color palette reviewed and approved as part of this Planned Commercial Development. Revisions to the design of the structure that the Growth Management Director determines to be consistent with the original approved elevations shall be allowed as a Minimal Amendment to the Planned Commercial Development.

Parking: The proposed use(s) require that a minimum of 180 parking spaces be provided with six of the spaces being handicap accessible. In addition, one of the handicap spaces must be "van" accessible. The applicant has submitted a parking plan identifying that 181 parking spaces are being provided with 19 of the spaces being handicap accessible. In addition, 8 of the handicap spaces are "van" accessible. The proposed parking plan meets the requirements of the City's Parking Regulations.

Staff recommends that a minimum of 180 parking spaces with six of the spaces being handicap accessible spaces be provided. In addition one of the handicap spaces must be "van" handicap accessible.

Landscaping: A minimum of 92,000 landscape points with four landscape islands are required.

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The applicant has submitted a landscape plan identifying that a total of 92,100 landscape points with five landscape islands will be provided.

Staff recommends that a minimum of 92,100 landscaping points with four landscape islands be provided. In addition, the landscaping must be planted in accordance with the approved plans. All landscaping must be continually maintained in a live vegetative state and replaced in compliance with the City's adopted Landscape Ordinance.

Signage: The applicant has indicated that wall signs and ground signs will be provided for the Office Campus and Medical Building. The signs will be constructed of similar material and color(s) as the proposed building.

Staff recommends that all signage conform to Chapter 15.28 of the Rapid City Municipal Code. No electronic signs are being approved as a part of this Major Amendment to the Initial and Final Planned Commercial Development. All signage not in conformance with Chapter 15.28 of the Rapid City Municipal Code or any electronic reader board signs shall require the review and approval of a Major Amendment to the Planned Commercial Development. Lighting for the sign(s) must be designed to preclude shining on the adjacent properties and/or street(s). A sign permit must also be obtained for each individual sign.

Fire Code: Fire Department staff has indicated that the project appears to meet the requirements as established by the International Fire Code. The Fire Department staff has indicated that the applicant must continue to coordinate with the Fire Department if any alterations to the project occur.

Staff recommends that all currently adopted International Fire Codes be continually met. In addition, the applicant must coordinate any expansion or alterations of the project with the Fire Department.

Developmental Lot Agreement: Access and parking for the facility is located on two adjacent properties also owned by the applicant. As such, the applicant has submitted a Developmental Lot Agreement request to secure the three properties as one developed lot. The City Attorney's Office is currently creating the document for the signature of the property owner and the Growth Management Director.

Staff recommends that prior to issuance of a building permit, the Developmental Lot Agreement be secured for Tract D, Lot 1 of Tract G and the unplatted balance of SW1/4 located west of 5<sup>th</sup> Street, Section 12, T1N, R7E.

Construction Plans: Prior to issuance of a building permit, construction plans for the improvements of pavement, drainage, water, sewer and on-site sidewalk(s) must be submitted of review and approval. A water system analysis verifying source and adequate water quantity for fire flows must also be submitted for review and approval. In addition, utility and/or drainage easements must be provided as needed.

Currently, a sidewalk does not exist along Fifth Street as it abuts this property. As such,

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prior to issuance of a building permit, construction plans must be submitted for review and approval showing a sidewalk along 5<sup>th</sup> Street. In addition, prior to issuance of a Certificate of Occupancy, the sidewalk must be constructed.

Notification Requirement: As of this writing, the certified mailing receipts have not been returned and the required signs have not been posted on the property. Staff will notify the Planning Commission at the May 5, 2011 Planning Commission meeting if these requirements have not been met.

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