

STAFF REPORT
August 7, 2014

No. 14PD018 - Major Amendment to a Planned Development to expand an existing hospital **ITEM 11**

GENERAL INFORMATION:

APPLICANT	Black Hills Surgical Hospital, LLP
AGENT	Kale R. McNaboe - Sperlich Consulting, Inc.
PROPERTY OWNER	Black Hill Surgical Hospital LLP
REQUEST	No. 14PD018 - Major Amendment to a Planned Development to expand an existing hospital
EXISTING LEGAL DESCRIPTION	Lot 32R-2 of Block 18 and Lot 1R of Block 28 of Robbinsdale No.10, located in Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.66 acres
LOCATION	216 Anamaria Drive
EXISTING ZONING	Office Commercial (Planned Development)
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Low Density Residential District
East:	Medium Density Residential District - Low Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	July 11, 2014
REVIEWED BY	Robert Laroco / Bob Reiss

RECOMMENDATION:

Staff recommends that the Major Amendment to a Planned Development to expand an existing hospital be approved with the following stipulations:

1. The previously approved Exception to allow a building totaling 48 feet in height is hereby acknowledged;
2. A building permit shall be obtained prior to construction. A Certificate of Occupancy shall be obtained prior to use of the new additions;
3. An air quality permit shall be obtained prior to disturbance of earth greater than one acre;
4. Prior to issuance of a building permit, all redline comments shall be addressed. All

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- redline comments shall be returned to Community Planning and Development Services;
5. All plans shall be stamped/prepared by a registered professional per SDCL 36-18A;
 6. All areas of expansion and all exterior changes to the site shall be handicap accessible as necessary;
 7. Temporary or permanent erosion and sediment control measures shall be in place prior to occupancy of the new portions of the building;
 8. A minimum of 272 parking spaces shall be provided. A minimum of 5 of those parking spaces shall be handicap accessible. One of the proposed handicap spaces shall be van accessible. All parking and circulation shall continue to comply with the requirements of the Rapid City Parking Ordinance;
 9. A minimum of 221,389 points of landscaping shall be provided as shown on the approved landscaping plan. All landscaping shall continue to comply with the requirements of the Rapid City Landscaping Ordinance. All landscaping shall be maintained in a live, vegetative state and replaced as necessary;
 10. All lighting shall be designed to preclude shining on any adjoining properties and/or rights-of-way or create a nuisance to neighboring residences or traffic of any kind;
 11. All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Major Amendment. The addition of LED signage shall require a Major Amendment to the Planned Development. All signage which complies with the requirements of the Rapid City Sign Code shall be permitted with the approval of a sign permit. A sign permit is required for each sign;
 12. All provisions of the International Fire Code shall be continually maintained;
 13. All provisions of the Office Commercial District shall be continually maintained unless specifically authorized as a part of this Major Amendment or a subsequent Major Amendment to the Planned Development, and;
 14. This Major Amendment to the Planned Development shall allow for the phased expansion of the Black Hills Surgical Center. Any uses permitted in the Office Commercial District shall be permitted contingent upon provision of sufficient parking and with an approved building permit. Any conditional uses shall require a Major Amendment to the Planned Development.

GENERAL COMMENTS: The applicant has submitted a request for a Major Amendment to a Planned Development to allow the expansion of an existing medical office and surgery center located on approximately 7.66 acres of property zoned Office Commercial District. The proposed expansion will take place in multiple phases comprising a total of 37,200 additional square feet of medical office/clinic to be located on the property. This Major Amendment is for Phases I, II, III, and IV as shown on the submitted plans.

On March 27, 2008, the Planning Commission approved a Major Amendment to the Planned Development (File #08PD005) to allow an approximately 79,685 square foot addition to the existing Black Hills Surgery Center facilities. On February 18, 2009, staff approved a Minimal Amendment to the Planned Development to reduce the size of the proposed expansion from 79,685 square feet to 20,300 square feet. Now, the applicant is proposing this Major Amendment to the Planned Development to continue with their original expansion plans in a three phase project. No exceptions to the land area regulations are being requested.

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The property is located at 216 Anamaria Drive, northwest of the intersection of 5th Street and Anamaria Drive and is developed as the Black Hills Surgical Center.

STAFF REVIEW: Staff has reviewed the request for an Initial Planned Development pursuant to the requirements of Chapter 17.50.050.F(5) of the Rapid City Municipal Code and has noted the following considerations:

There are certain conditions pertaining to the particular piece of property in questions because of its size, shape, or topography;

The property is comprised of approximately 7.66 acres of land zoned Office Commercial District in a Planned Development. The surrounding properties are zoned Medium Density Residential District and Low Density Residential District and are located in a central, fully developed area of the City. There are no special conditions pertaining to this property due to its size, shape, or topography.

The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;

The property has been developed with a medical clinic since 1996 (File #PD1552). The Black Hills Surgical Center has been located on the property since 2002 (File #02PD057). The most recently approved Major Amendment to the Planned Development was to allow a 79,000 square foot expansion of the facilities. However, a subsequent Minimal Amendment to the Planned Development decreased the total square footage of the proposed expansion. Now the applicant is proposing to expand the facility as originally intended, this time with a phased construction plan consisting of a total of 37,200 square feet of new space and an interior remodel of some existing space. Based on the previous development of the property through the Planned Development process, an amendment to the most recently approved Major Amendment to the Planned Development is required. The applications of these regulations to this particular piece of property does not create a difficulty or undue hardship.

Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations;

Submitted plans show that the existing building is 48 feet tall and that the proposed expansions will not exceed the previously established height of the buildings. In the past, neighboring residents have expressed concern with the location of the hospital adjacent to a residential neighborhood and the noise associated with the HVAC equipment for the structure. The Black Hills Surgery Center has taken steps in the past to improve the mitigation of these nuisances. As noted above, a larger expansion of the facilities has been approved by the Planning Commission through the most recently approved Major Amendment to the Planned Development. The Black Hills Surgery Center owns the properties adjacent to the north of the existing structures, where the proposed expansions would be located.

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The Surgery Center does not provide emergency services and the medical clinic/ hospital use is generally limited to daytime hours. The Surgery Center operates on an appointment only basis, ensuring that traffic from walk-in customers will be minimal. For these reasons, it appears that the proposed expansion will not cause an undue hardship to the public good or be a nuisance to the neighborhood

Submitted plans show that a minimum of 272 parking spaces are required for the Black Hills Surgery Center campus, including the proposed expansion. The submitted site plans shows that a total of 381 parking spaces are being proposed. A minimum of 272 parking spaces must be provided for the facility. A minimum of 5 of those parking spaces must be handicap accessible. One of the proposed handicap spaces must be van accessible. All parking and circulation must continue to comply with the requirements of the Rapid City Parking Ordinance.

Submitted plans show that a minimum of 221,389 points of landscaping are required on the property. The submitted landscaping plan shows that a total of 376,851 points of landscaping are being provided. A minimum of 221,389 points of landscaping must be provided as shown on the approved landscaping plan. All landscaping must continue to comply with the requirements of the Rapid City Landscaping Ordinance. All landscaping must be maintained in a live, vegetative state and replaced as necessary.

The applicant submitted letter of intent states that no additional lighting or signage is being proposed as a part of this Major Amendment to the Planned Development. All future lighting must be designed to preclude shining on any adjoining properties and/or rights-of-way or create a nuisance to neighboring residences or traffic of any kind. All future signage must comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Major Amendment. The addition of LED signage will require a Major Amendment to the Planned Development. All signage which complies with the requirements of the Rapid City Sign Code will be permitted with the approval of a sign permit. A sign permit is required for each sign.

The Rapid City Fire Department has not noted any concerns with the proposed development. All requirements of the International Fire Code must be continually maintained.

A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;

The Office Commercial District is intended to provide a zoning designation for institutional and commercial activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The proposed expansion of the facility will be for the existing Black Hills Surgery Center. A literal interpretation of this chapter does not deprive the applicant of rights that others in the same district are allowed.

Any adverse impacts will be reasonably mitigated;

A building permit will be required prior to construction. A Certificate of Completion is

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required prior to use of the new portions of the building. All plans must be stamped and/or prepared by a registered professional per SDCL 36-18A. All portions of the expansions and changes to the site must be made handicap accessible as necessary. Temporary or permanent erosion and sediment control measures must be in place prior to occupancy of the new portions of the building.

This Major Amendment to the Planned Development will serve as the tool to ensure that the proposed expansions to the existing Black Hills Surgery Center meet or exceed the design standards of the Office Commercial District. The property at 216 Anamaria Drive is a part of a larger campus of regional medical facilities. The applicant has noted that the Black Hills Surgery Center has taken steps in the past to mitigate potential negative impacts of development on the site. Buffering has been provided to the north and to the west of the facility through solid fencing and landscaping intended to separate the Center from the residential uses in the area. The landscaping buffer is being maintained as a part of this Major Amendment. In addition, the rooftop HVAC units have been screened and updated in order to minimize potential impacts created by the sound of the fans on the units. The applicant has noted that the building additions will utilize existing and replacement equipment which will result in improved acoustic control and is intended to reduce the existing noise from the HVAC units.

Any uses permitted in the Office Commercial District are permitted contingent upon provision of sufficient parking and an approved building permit. Any conditional uses in the Office Commercial District shall require a Major Amendment to the Planned Development.

The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objectives of the existing standard sought to be modified;

No Exceptions are being requested or approved as a part of this Major Amendment to the Planned Development. The proposed expansion meets all the parking, landscaping, and land area regulations of the Office Commercial District. The Future Land Use designation for the property is Urban Neighborhood. Health services are listed as a potential secondary use in an Urban Neighborhood designation. In addition, 5th Street is a principal arterial street on the City's Major Street Plan. The location of the existing facility within an Urban Neighborhood use designation and adjacent to a principal arterial street makes the property appropriate for a health services use. All provisions of the Office Commercial District will be continually maintained unless specifically stipulated as a part of this Major Amendment or a subsequent Major Amendment to the Planned Development. Based on the above reasons, staff recommends that the Major Amendment to the Planned Development be approved with the stipulations outlined above.

Notification Requirements: The sign has been posted on the property. The letters of notification have been returned to Community Planning and Development Services for mailing. As of this writing, there have been no inquiries into the proposed Major Amendment to the Planned Development.