



Rapid City Planning Commission

Planned Development Project Report

August 27, 2015

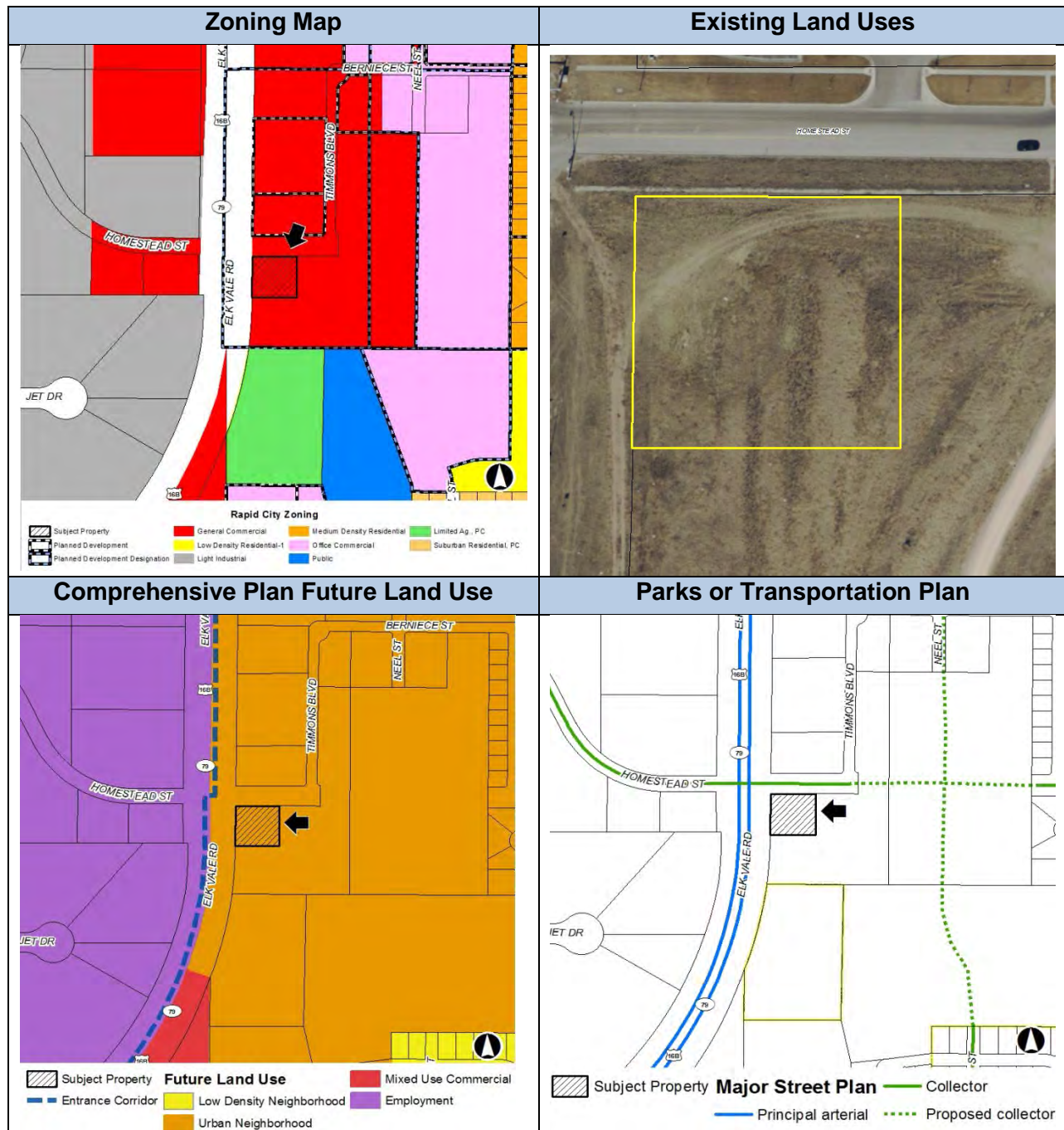
Applicant Request(s)
Case # 15PD026; a Final Planned Development to allow an urgent care facility to be located on the property
Companion Case(s) #: N/A

Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development to allow an urgent care facility to be located on the property to be approved with the stipulations noted below.

Project Summary Brief
<p>The applicant has submitted this Final Planned Development to allow an urgent care facility to be located on property zoned General Commercial District. Future plans show additional subdivision of the property for commercial uses. On August 3, 2015, City Council approved a Preliminary Subdivision Plan (File #15PL055) to create a 1.0 acre lot for the proposed use. However, as of this writing, Development Engineering Plans for the proposed subdivision have not been submitted. The applicant should note that proposed Lot 1 of Block 2 cannot be transferred until such time as a Final Plat is recorded.</p> <p>A medical clinic is a permitted use in the General Commercial District. However, the property is located within an existing Planned Development Designation (File #02PD054) and, as such, all development of the property requires that a Final Planned Development be approved. No Exceptions are being requested as a part of this Final Planned Development.</p>
Applicant Information
Applicant: Dakota Heartland, Inc.
Property Owner: Dakota Heartland, Inc.
Architect: Williams & Associates Architecture Inc.
Engineer: Sperlich Consulting, Inc.
Surveyor: Sperlich Consulting, Inc.
Other:
Development Review Team Contacts
Planner: Robert Laroco
Engineer: Ted Johnson
Fire District: Tim Behlings
School District: Janet Kaiser
Water/Sewer: Ted Johnson
DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southeast of the intersection of Elk Vale Road and Homestead Street
Neighborhood	Elk Vale Road Neighborhood
Subdivision	Section 3, T1N, R8E
Land Area	1.0 acres (approximately 43,560 sq ft)
Existing Buildings	No structural development
Topography	Sloping downhill slightly from west to east across the site
Access	Homestead Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ Montana Dakota Utilities
Floodplain	None identified
Other	

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC/PDD	UN, Gateway	No structural development
Adjacent North	GC/PD	UN, Gateway	BH Federal Credit Union
Adjacent South	GC/PDD	UN, Gateway	No structural development
Adjacent East	GC/PDD	UN	No structural development
Adjacent West	GC, LI	Employment, Gateway	No structural development










Relevant Case History			
Case/File#	Date	Request	Action
15PL055	8/3/15	Preliminary Subdivision Plan to create Lot 1 of Block 2, Big Sky Business Park	Approved with stipulations
02PD054	10/10/02	Planned Development Designation	Approved with stipulations
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		No minimum required	1.0 acres (43,560 sq ft)
Lot Frontage		No minimum required	420 ft
Maximum Building Heights		4 stories/ 45 ft	1 story, < 45 ft.
Maximum Density		75%	10.34%
Minimum Building Setback:			
• Front		25 ft	25 ft
• Rear		0 ft	122 ft
• Side		0 ft	107 ft
• Street Side		25 ft	25 ft
Minimum Landscape Requirements:			
• # of landscape points		39,060 points	Unknown, appears to meet requirements.
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		18	23
• # of ADA spaces		2, w/ 1 van accessible	2 van accessible
Signage		832 sq ft max pole signage. 832 sq ft max wall signage. Max 60 sq ft on-premise LED message center permitted.	540 sq ft pole signage. 300 sq ft pole signage. One 60 sq ft LED message center proposed
Fencing		Per RCMC	Per RCMC

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.50.050.F.5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Planned Development:	
	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size shape, or topography;	There are no conditions existing on this property due to size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship;	The property is located within an existing Planned Development Designation, requiring the review and approval of a Final Planned Development prior to development of the property. The application of these regulations does not create a practical difficulty or undue hardship.
3. 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;	No Exceptions are being requested as a part of this Final Planned Development. The submitted plans include a landscaping plan for the entire development. However, the landscaping plan does not identify the number of points of landscaping required as a part of this portion of the development. Prior to issuance of a building permit, revised plans must be submitted showing that all landscaping

	requirements for this portion of the development are being met.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	The property is located within a previously established Planned Development Designation, requiring that a Final Planned Development be approved for this property prior to construction. In addition, a Final Plat must be approved for the property prior to issuance of a Certificate of Occupancy. A literal interpretation of this chapter does not deprive the applicant of rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated;	<p>The applicant is proposing to operate a medical clinic on property zoned General Commercial District. All parking and land area regulations are being met. Submittal of a revised landscaping plan prior to issuance of a building permit will ensure that all landscaping requirements are being met.</p> <p>The submitted plans also show that a proposed stormwater detention pond and a structure shown as a future phase of development are both located within an existing access and utility easement along the southern boundary of the property. Drainage improvements and structures are not permitted to be located within easements. The applicant should note that prior to issuance of a Certificate of Occupancy, a Final Plat of the property must be approved in order to ensure that all subdivision improvements are being designed and constructed according to Rapid City Standard Specifications and the requirements of the Infrastructure Design Criteria Manual. The applicant should also be aware that if the site layout for the urgent care facility substantially changes as a result of addressing the stormwater pond and structure located within the easement, then a Major Amendment to the Planned Development will be required.</p> <p>Transportation Planning has reviewed the proposed urgent care and have noted that a Traffic Impact Study for the facility is not required at this time. However, future development of the adjacent properties may trigger the requirement for a Traffic Impact study.</p> <p>The applicant is proposing one double-sided 60 square foot LED message center in compliance with the requirements of the Rapid City Municipal Code. It appears any adverse impacts of the proposed urgent care will be reasonably mitigated.</p>
6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified.	The proposed urgent care facility appears to meet all the requirements of the Rapid City Municipal Code. Submittal of a revised landscaping plan will confirm that all necessary landscaping will be provided as a part of this first phase of the development. The property is located within a developing area of the City adjacent to a major commercial corridor. As such, staff recommends that the proposed urgent care facility be approved with the stipulations noted

	below.
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Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial	
In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:	

Comprehensive Plan Conformance – Core Values Chapters	
 A Balanced Pattern of Growth	
BPG-3.1A	<u>Balanced Uses</u> : The proposed urgent care adds to the diversity of commercial uses introduced into the City. The property is located at a developing commercial area adjacent to a major commercial and gateway corridor in the City.
 A Vibrant, Livable Community	
LC-1.3A	<u>Gateway and Entrance Corridor Standards</u> : Development along gateway and entrance corridors should meet established standards for development. The proposed urgent care meets all the requirements of the Rapid City Municipal Code.
 A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-3.3A	<u>Facility Coordination</u> : The proposed urgent care promotes the objective of coordination of health and social service providers in proximity to potential clients as well as accessible via the surrounding road network.
 Efficient Transportation and Infrastructure Systems	
TI-2.1A	<u>Major Street Plan Integration</u> : The proposed development is located adjacent to Elk Vale Road, a principal arterial street on the City's Major Street Plan as well as an identified gateway corridor to the community. Commercial uses should be concentrated along arterial streets. The proposed development is in compliance with the goals of the Comprehensive Plan by establishing a commercial use along a redeveloping commercial corridor.
 Economic Stability and Growth	
EC-2.1D	<u>Service Commercial</u> : The proposed urgent care facility is an expansion of the service and/or health-oriented commercial offerings that can be provided to the local workforce.
 Outstanding Recreational and Cultural Opportunities	
N/A	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	<u>Public Input Opportunities</u> : The Planned Development requires notification of surrounding property owners and posting of a sign on the property. These notification requirements allow public input into the proposed development. As of this writing, there have been no inquiries into the requested Final Planned Development

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood, Entrance Corridor
Design Standards:	
SDP-N2	<u>Accessibility of Services:</u> The proposed urgent care facility provides medical services in close proximity to residential neighborhoods and well-connected to the regional transportation network.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Road Neighborhood
Neighborhood Goal/Policy:	
EV-NA1.1E	Entrance Corridors: The Final Planned Development will allow construction of a state-of-the-art medical facility in a developing area of the City adjacent to a major commercial corridor and a gateway corridor to the community. The proposed development meets all the requirements of the Rapid City Municipal Code and will project a positive image of the community.

The Development Review Team Recommends that the request for a Final Planned Development be approved for the following reasons:	
•	The proposed urgent care facility meets all the requirements of Chapter 17.18 of the Rapid City Municipal Code regarding the General Commercial District.
•	The proposed urgent care is a medical service provided in a developing portion of the City and in proximity to residential neighborhoods and well-connected via the regional transportation network.
•	The proposed urgent care will present a positive image of the community by allowing development of new medical services along an entrance corridor of the community.
•	The proposed urgent care is located within a developing commercial node of the City serving eastern Rapid City.

Staff recommends that the requested Final Planned Development to allow an urgent care facility to be located in the General Commercial District be approved with the following stipulations.	
1.	Prior to issuance of a building permit, a revised landscaping plan shall be submitted showing that all landscaping for the urgent care facility on proposed Lot 1 of Block 2 is being provided and maintained in compliance with the requirements of the Rapid City Municipal Code.
2.	Prior to issuance of a Certificate of Occupancy, a Final Plat shall be approved for proposed Lot 1 of Block 2 of the Big Sky Business Park.