

STAFF REPORT

January 25, 2001

**PCD #00PD070 - Major Amendment to a Planned Commercial
Development**

ITEM 29

GENERAL INFORMATION:

PETITIONER	Williams & Associates Architects for Black Hills Surgery Center
REQUEST	PCD #00PD070 - Major Amendment to a Planned Commercial Development
LEGAL DESCRIPTION	Lot 1R in Block 28 and Lot 32 in Block 18, all in Robbinsdale Addition #10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.31 Acres
LOCATION	Southwest of the intersection of Fifth Street and Annamaria Drive
EXISTING ZONING	Office Commercial District (PCD)
SURROUNDING ZONING	
North:	Office Commercial District (PCD)
South:	Office Commercial District (PCD)
East:	Medium Density Residential District
West:	Low Density Residential District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Commercial Development be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a building permit, South Robbinsdale Drainage Basin Fees shall be paid;
2. Prior to issuance of a building permit, a grading plan shall be submitted for review and approval;

Fire Department Recommendation:

3. Prior to issuance of a Certificate of Occupancy, all fire codes shall be met;

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Building Inspection Recommendations:

4. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
5. Upon submittal of a building permit, Architect/Engineered stamped plans shall be submitted;

Urban Planning Division Recommendations:

6. All previous conditions of approval for the Black Hills Surgery Center Planned Commercial Development shall be continually met;
7. Prior to issuance of a Certificate of Occupancy for the proposed 1,489 square foot addition, the neon sign located on the building shall be removed;
8. Phase Two of the project to improve the exterior façade on the proposed 1,489 square foot addition shall be completed within two years of issuance of the building permit; and,
9. The final construction of the addition(s) shall conform architecturally to the plans and elevations submitted as part of this Major Amendment to the Planned Commercial Development.

GENERAL COMMENTS: The applicant is requesting approval of a Major Amendment to the Black Hills Surgery Center Planned Commercial Development in order to construct a 1,489 square foot addition onto the existing structure and to change a portion of the exterior façade. The applicant has indicated that the project will be completed in two phases. The first phase will include constructing the 1,489 square foot addition to be used as a patient waiting room and a break room. The improvements to the exterior façade will be completed in the second phase of the project.

A Major Amendment to the Planned Commercial Development was approved on January 17, 2000 to allow an 18,012 square foot building to be constructed southwest of the existing Surgery Center and to change the use of the facility from a medical clinic to a hospital. On March 1, 2000, a Minor Amendment to the Planned Commercial Development was approved to allow a 2,366 square foot second story addition over the connecting corridor between the two structures. On December 4, 2000, a second Minor Amendment was approved to allow a 222 square foot addition to the front entrance canopy.

The Zoning Ordinance states that an amendment is major if the structure is substantially enlarged. The structure is considered to be substantially enlarged when the gross square footage increases by twenty percent or two thousand square feet, whichever is less. As such, the previously approved Minor Amendment to allow a 2,366 square foot addition should have been reviewed as a Major Amendment. Staff will include the 2,366 square foot addition as a part of this review.

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

Design Features: During the review of the original Planned Commercial Development for the Black Hills Surgery Center, it was recommended that the structure be residential in character. Unfortunately, the recommendation was not included as a specific stipulation of approval and a square box structure was constructed. The second structure constructed southwest of the first building incorporated design features more residential in style with a pitched roof and dormers. The second floor connecting corridor and the proposed 1,489 square foot addition include a sloped roof design with parapet(s) greatly improving the overall aesthetic impact of the facility. As previously indicated, the applicant is proposing to construct the 1,489 square foot addition as Phase One of the project and complete the exterior façade improvements as Phase Two of the project. Staff is recommending that the exterior façade improvements be completed within two years of issuance of the building permit for the addition.

Parking: The applicant has indicated that the Black Hills Surgery Center will employ a total of 80 individuals once the addition currently under construction is completed. The employees will work in three different shifts with a maximum of 50 employees on the property at any one time. In addition, the Black Hills Imaging Center employs a total of 19 employees. During the review of the Major Amendment to the Planned Commercial Development to allow the 18,012 square foot building southwest of the original building, it was identified that 161 off-street parking spaces would be required based on the minimum requirements of the Zoning Ordinance. The site plans for both facilities, including the shared parking areas identify the provision of 197 off-street parking spaces sufficient to meet the requirements for both the Black Hills Surgery Center and the Black Hills Imaging Center. The proposed 1,489 square foot addition, including the connecting corridor, does not increase the number of patient rooms and, as such, additional parking is not required pursuant to the Ordinance.

Recently staff noted that numerous vehicles were parked within the Annamaria Drive right-of-way; however, it should be noted that significant construction is occurring on site and many of the vehicles parked on-street appeared to be related to that construction. The applicant has indicated that the addition should be completed within the next three to four weeks eliminating the need for the on-street parking and the resulting traffic congestion in the area.

Signage: The sign on the existing building is neon and does not fit in with the residential character of the neighborhood. There have been numerous complaints about the sign remaining lit at night and shining into the windows of adjacent homes. During the review of the Major Amendment allowing the second structure to be constructed, the applicant indicated that the neon sign would be replaced with a ground sign located at the entrance of the property. To date, the neon sign has not been removed. Staff is recommending that the neon sign be removed prior to issuance of a Certificate of Occupancy. In addition, a sign permit is needed

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prior to locating any additional signage on the property. Only those signs identified on the applicant's site plan will be permitted.

Notification: As of this writing, the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission in the event this requirement is not met as required by the Zoning Ordinance. The sign has been posted on the property. To date, staff has not received any inquiries or objections regarding this request.