

STAFF REPORT

January 25, 2001

PDD #00PD071 - Planned Development Designation

ITEM 8

GENERAL INFORMATION:

PETITIONER	Rapid City Regional Hospital
REQUEST	PDD #00PD071 - Planned Development Designation
LEGAL DESCRIPTION	Tracts AR-1 thru AR-5 and Tracts AR-7 thru AR-9 and Tract B of Regional Hospital Addition located in SW1/4 of Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 23.331 Acres
LOCATION	353 Fairmont Boulevard and 2908 Fifth Street (Rapid City Regional Hospital)
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Commercial District (PCD)
East:	Office Commercial District
West:	Office Commercial District
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Planned Development Designation be approved in conjunction with the associated rezoning request with the condition that no sign permits or billboards shall be allowed unless approved as part of a Final Development Plan.

GENERAL COMMENTS: This Planned Development Designation is a companion item to a rezoning request to rezone the main hospital campus from Office Commercial to General Commercial. (See companion item #00RZ054.)

According to the Rapid City Zoning Ordinance, a Planned Development Designation is a procedure by which property can be officially designated as a future Planned Residential Development, Planned Unit Development, Planned Commercial Development, or Planned Light Industrial Development prior to approval of an Initial or Final Development Plan. One of the factors established by the Ordinance in determining whether a property should be a Planned Development designation is – *“When the location of the property is such that its development may have unusually significant impacts upon public infrastructure or surrounding developed areas.”* Staff believes that the future development or redevelopment of the subject

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property adjacent to Fairmont Boulevard, a significant east-west arterial connection for the City, could have a significant impact upon the infrastructure in the area. The Planned Development Designation can insure that the development of this site provides a positive residential development without negatively impacting Fairmont Boulevard or the surrounding properties.

STAFF REVIEW: Properties adjacent to and within the surrounding area of the subject property have experienced additional growth and development and/or redevelopment over the past few years. As noted in the rezoning request, an increasing number of medical facilities and clinics have been constructed near Rapid City Regional Hospital.

The additional review provided by the Planned Commercial Development process will insure that possible adverse impact of any future development of the site will be adequately mitigated. Potential issues that will need to be addressed through the Planned Commercial Development include access issues, traffic concerns, parking concerns, drainage concerns, impacts on the surrounding properties and aesthetic impacts. More specifically, staff has noted the following concerns:

Access and Traffic Concerns: The subject property is located at the southeast corner of the intersection of Fairmont Boulevard and Fifth Street. Fairmont Boulevard and Fifth Street are classified as a Minor Arterial Street and a Principal Arterial Street, respectively, on the Major Street Plan. Approach locations along the two roadways will be limited. In addition, street improvements may be necessary to accommodate traffic flows depending upon the level of development being proposed. In addition, staff will consider the number of employees and peak hour demands generated by the 24 hour operation of the hospital.

Parking Concerns: Any future development on the subject property will require that the minimum parking requirements established by the Parking Regulations be met. The number of additional parking spaces will be determined by the specific use being proposed.

Drainage Concerns: The Engineering Division has indicated that a drainage plan accounting for proposed land use(s) as well as on-site conditions will need to be completed as part of the Planned Commercial Development. The Engineering Division has also indicated that drainage easements must be granted, if necessary, and drainage improvements completed as part of the Planned Commercial Development. In addition, drainage basin fees will be applied upon additional development of the property.

Impacts on Surrounding Properties: Significant residential developments are located within the area south and southeast of the subject property. Seton Elementary School and St. Thomas Moore High School as well as Our Lady of Perpetual Help Catholic Church are located north and northwest of the subject property. In order to mitigate any negative impacts the future expansion of the hospital may have on the existing land uses, all additional lighting or signage must be designed so as not to negatively impact the surrounding properties. In addition, any

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expansions will be reviewed to insure that the proposed use(s) do not create a noise nuisance.

Aesthetic Impacts: As noted, Rapid City Regional Hospital is a major facility in close proximity to residential areas, schools and a church. Staff believes it is appropriate to review aesthetic issues such as: building materials and colors, landscaping, and building elevations as part of any subsequent expansion to the hospital campus.

The issues identified above can be addressed through the Planned Commercial Development process so that the development does not adversely affect the infrastructure, adjoining properties, or the community at large. In addition, hospital representatives and City Staff met and jointly agreed that it was most appropriate for the rezoning to be approved only in conjunction with a Planned Development Designation. The applicant has indicated that a consultant is preparing a Master Plan to be submitted for consideration this summer. Upon review of the proposed Master Plan, staff will again visit with hospital representatives to identify the types of expansions allowed once an initial and final development plan is approved. More specifically, staff will identify those expansions that will trigger the requirement for a Minor Amendment versus a Major Amendment to the Planned Commercial Development. Staff is aware of the rapidly changing nature of the health care industry resulting in the need to allow permitted revisions and/or renovations without the burden of numerous Planned Commercial Development amendments. In addition, the Zoning Ordinance further outlines the changes that may require a Major Amendment and/or a Amendment. In particular, those changes that significantly affect the use of the property or create parking or density concerns may require a Major Amendment while less significant changes, such as building setbacks, and expansion(s) of permitted uses, may require a Minimal Amendment. Internal work within the existing building(s), depending on the scope and impact of the changes, may not require any review.

Staff believes the Planned Development Designation is a useful tool for the current rezoning request. The Planned Development Designation will allow the applicant to acquire General Commercial Zoning for the property but will also allow the City to adequately address site specific issues at the time a development proposal is prepared.

As of this writing, the receipts from the certified mailing have not been returned. Staff will notify the Planning Commission at the January 25, 2001 Planning Commission meeting if this requirement has not been met. The Planned Development sign as well as the Rezoning sign have been posted on the property. Staff has received one call from a representative of Our Lady of Perpetual Help Catholic Church. The caller indicated that they do not have an issue with rezoning the property from Office Commercial to General Commercial as long as the rezoning is approved in conjunction with a Planned Development Designation.