



Rapid City Planning Commission

Planned Development Project Report

November 23, 2016

Item #6
Applicant Request(s)
Case # 16PD055 – Major Amendment to a Planned Development to construct an addition to the central utility plant
Companion Case(s)

Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to a Planned Development be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted a Major Amendment to a Planned Development to construct a 4,040 square foot addition onto the central utility plant located at Rapid City Regional Hospital. The proposed addition will provide additional mechanical and electrical capacity for the future expansion of the hospital. The applicant has indicated that 29 parking spaces will be removed to accommodate the expansion. However, an additional six parking spaces including five accessible parking spaces will be added to the hospital site. The applicant is not requesting any Exceptions from the Zoning Ordinance.

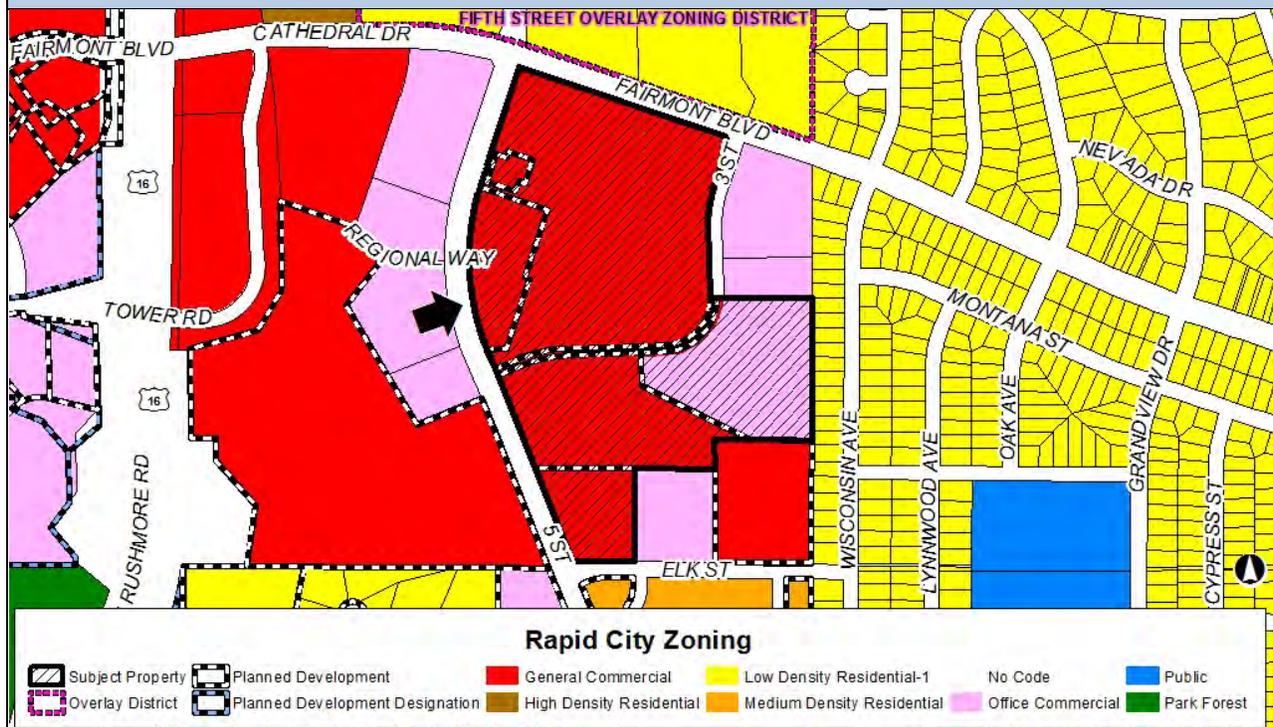
Applicant Information	Development Review Team Contacts
Applicant: Mike Mueller	Planner: Fletcher Lacock
Property Owner: Rapid City Regional Hospital Inc.	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: Crunk Engineering LLC	School District: N/A
Surveyor: N/A	Water/Sewer: Ted Johnson
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	353 Fairmont Boulevard
Neighborhood	U.S. Highway 16
Subdivision	Regional Hospital Subdivision
Land Area	41.98 acres
Existing Buildings	Rapid City Regional Hospital
Topography	Location of proposed parking declines in elevation from the southwest to the northeast
Access	Fairmont Boulevard, Elk Street, 3 rd Street, and 5 th Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC-PD and OC-PD	EC	Rapid City Regional Hospital
Adjacent North	LDR – Fifth Street Overlay	LDN	School
Adjacent South	MDR-PD	UN	Apartments
Adjacent East	LDR and OC	EC and LDN	Behavior Management Systems
Adjacent West	GC-PD and OC	EC	Medical offices

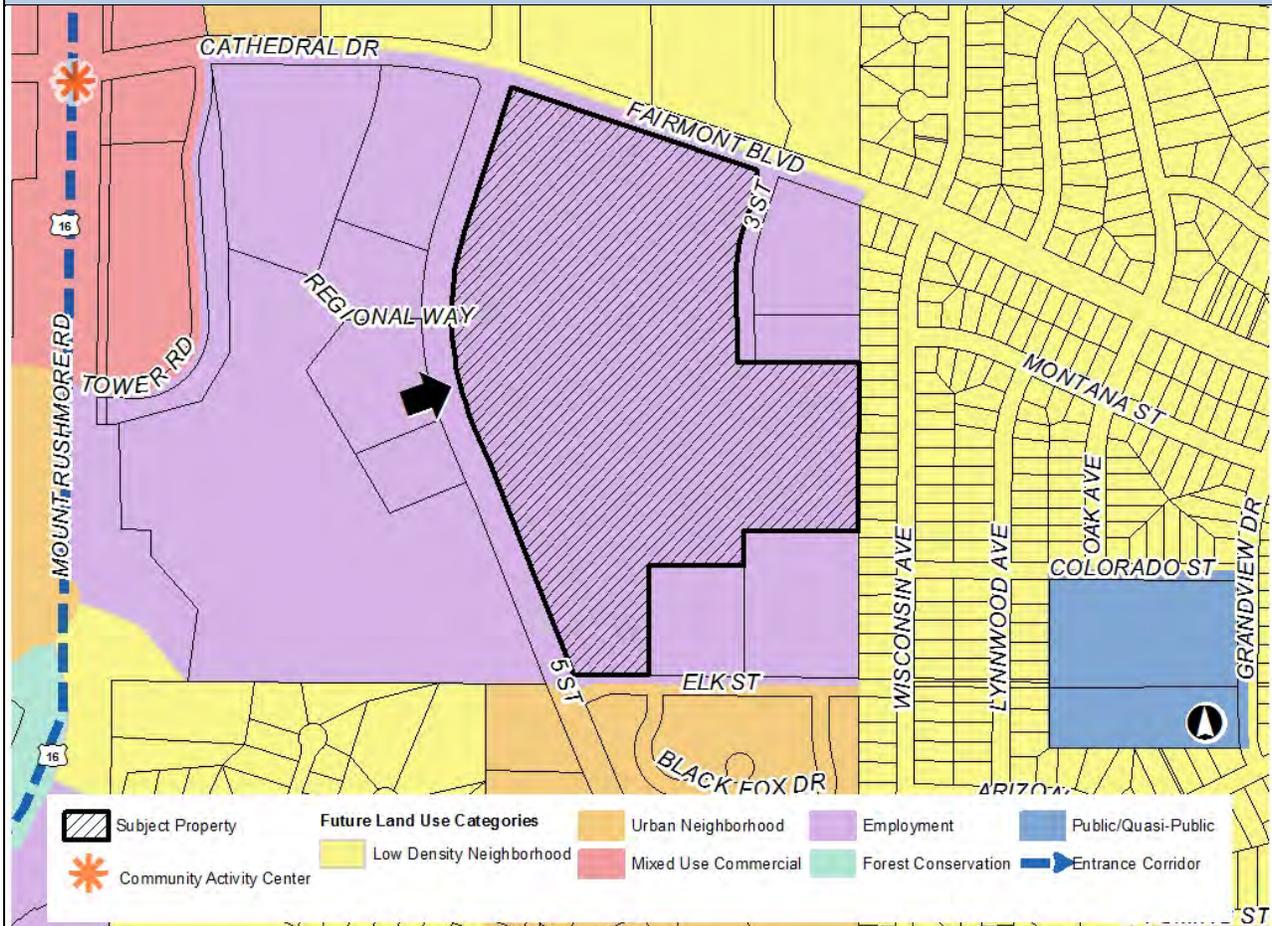
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
11PD004D	8/16/2016	Minimal Amendment to a Planned Development to construct a three-story parking structure	Approved
16PD029	7/7/2016	Major Amendment to a Planned Development to expand the boundaries of the Planned Development and to construct additional parking	Planning Commission approved

Relevant Zoning District Regulations		
General Commercial District	Required	Proposed
Lot Area	N/A	41.98 acres
Lot Frontage / Width	N/A	Approximately 4,100 feet
Maximum Building Heights	4 stories, 45 feet	24 feet
Maximum Density	75%	17%
Minimum Building Setback:		
• Front	25 feet	44 feet
• Rear	0 feet	80 feet
• Side	0 feet	40 feet
• Street Side	25 feet	30 feet
Minimum Landscape Requirements:		
• # of landscape points	1,505,235	1,600,247
• # of landscape islands	32	51
Minimum Parking Requirements:		
• # of parking spaces	1,020	2,284
• # of ADA spaces	46	63
Signage	Pursuant to RCMC	No new signage proposed
Fencing	Pursuant to RCMC	No new fencing proposed

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 for a Final Planned Development Overlay:	
Criteria	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	The applicant is proposing to construct a 4,040 square foot addition to the Rapid City Regional Hospital central utility plant to provide additional mechanical and electrical capacity for future expansions. The applicant should be aware that future expansions will require a Major Amendment to the Planned Development.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned General Commercial District and Office Commercial District with a Planned Development and a hospital is a permitted use. As noted above, the proposed expansion to the central utility plant is to provide additional mechanical and electrical capacity for the future expansion of the hospital.
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:	The applicant is not requesting any Exceptions from the minimum requirements of the Zoning Ordinance.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in	As noted above, the property is zoned General Commercial District and Office Commercial District with a Planned Development. Rapid City Regional Hospital is proposing to

the same district are allowed:	construct an addition to the central utility plant and is not requesting any Exceptions from the Zoning Ordinance.
5. Any adverse impacts will be reasonably mitigated:	The applicant has indicated that the central utility plant expansion is intended to provide additional mechanical and electrical capacity for future expansion of the hospital. The applicant should be aware that a Major Amendment to the Planned Development will be required for future expansion of the hospital.
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:	As noted above, the applicant is not requesting any Exceptions.

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
	N/A
	A Vibrant, Livable Community
	N/A
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
	N/A
	Economic Stability and Growth
EC-2.2A	Additional Health Care Services and Providers: As noted above, the proposed central utility plant expansion will provide additional mechanical and electrical capacity for the future expansion of the hospital. The proposed expansion supports an existing health care provider.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to a Planned Development requires that public notice be advertized in the newspaper and that mailings are sent to property owners within 250 feet of the planned development boundary. The requested Initial and Final Planned Development Overlay application is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Employment Center
Design Standards:	
N/A	Employment Center identifies medical facilities as a primary use. The Major Amendment to a Planned Development will provide additional mechanical and electrical capacity for the future expansion of Rapid City Regional Hospital.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16
Neighborhood Goal/Policy:	
US16-NA1.1C	Employment Areas: The subject property is the location of Rapid City Regional Hospital.

Findings	
Staff has reviewed the Major Amendment to a Planned Development to construct an addition to the central utility plant pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed addition to the central utility plant will provide additional mechanical and electrical capacity for the future expansion of Rapid City Regional Hospital. The proposed addition supports the expansion of services and facilities for a local health care provider.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Major Amendment to a Planned Development to construct an addition to the central utility plant be approved with the following stipulations:	
1.	The Major Amendment to a Planned Development shall allow the expansion of the Rapid City Regional Hospital central utility plant. Any future expansion shall require a Major Amendment to the Planned Development. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development.



Rapid City Community Planning & Development Services

Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

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ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction;
2.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
3.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met or an Exception shall be obtained;
4.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Development or a subsequent Major Amendment;
5.	All outdoor lighting shall continually 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;
6.	All requirements of the currently adopted Building Code shall be met; and,
7.	All applicable provisions of the adopted International Fire Code shall continually be met.