



# Rapid City Planning Commission Planned Development Project Report

July 7, 2016

<b>Item #2</b>
<b>Applicant Request(s)</b>
Case # 16PD029 – Major Amendment to a Planned Development to expand the boundaries of the Planned Development and to construct additional parking
Companion Case(s)

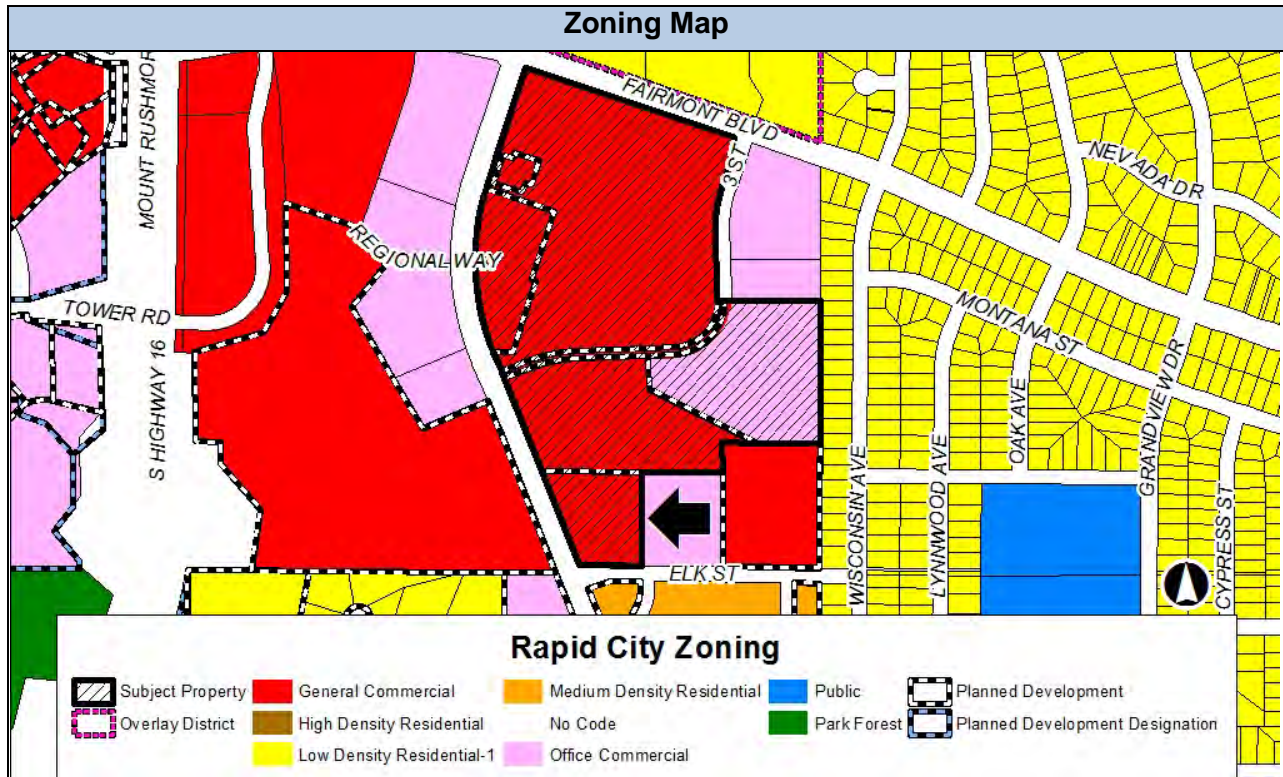
<b>Development Review Team Recommendation(s)</b>
<b>The Development Review Team recommends that the Major Amendment to a Planned Development be approved with the stipulations noted below.</b>

<b>Project Summary Brief</b>
The applicant has submitted a Major Amendment to a Planned Development to expand the boundaries of the Rapid City Regional Hospital planned development to include the subject property. The applicant is proposing to construct a parking lot with 100 spaces. The applicant has indicated that future development plans include the construction of a parking structure and that the proposed parking is to ensure that sufficient parking is provided while the parking structure is under construction.

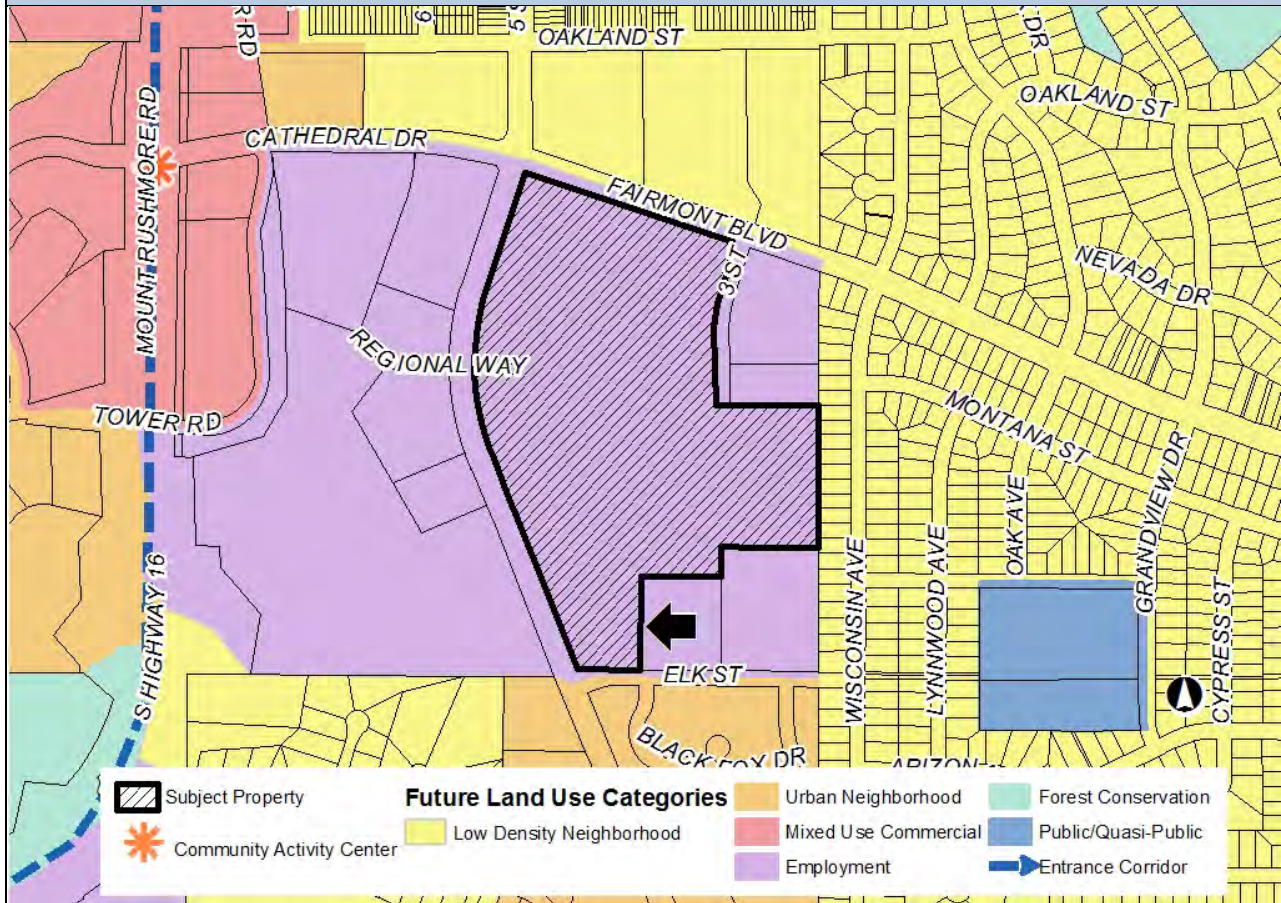
Applicant Information	Development Review Team Contacts
Applicant: Mike Mueller	Planner: Fletcher Lacock
Property Owner: Rapid City Regional Hospital Inc.	Engineer: Ted Johnson
Architect: N/A	Fire District: Tim Behlings
Engineer: Crunk Engineering LLC	School District: N/A
Surveyor: N/A	Water/Sewer: Ted 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	Access to proposed parking lot is from Elk Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A
Other	N/A

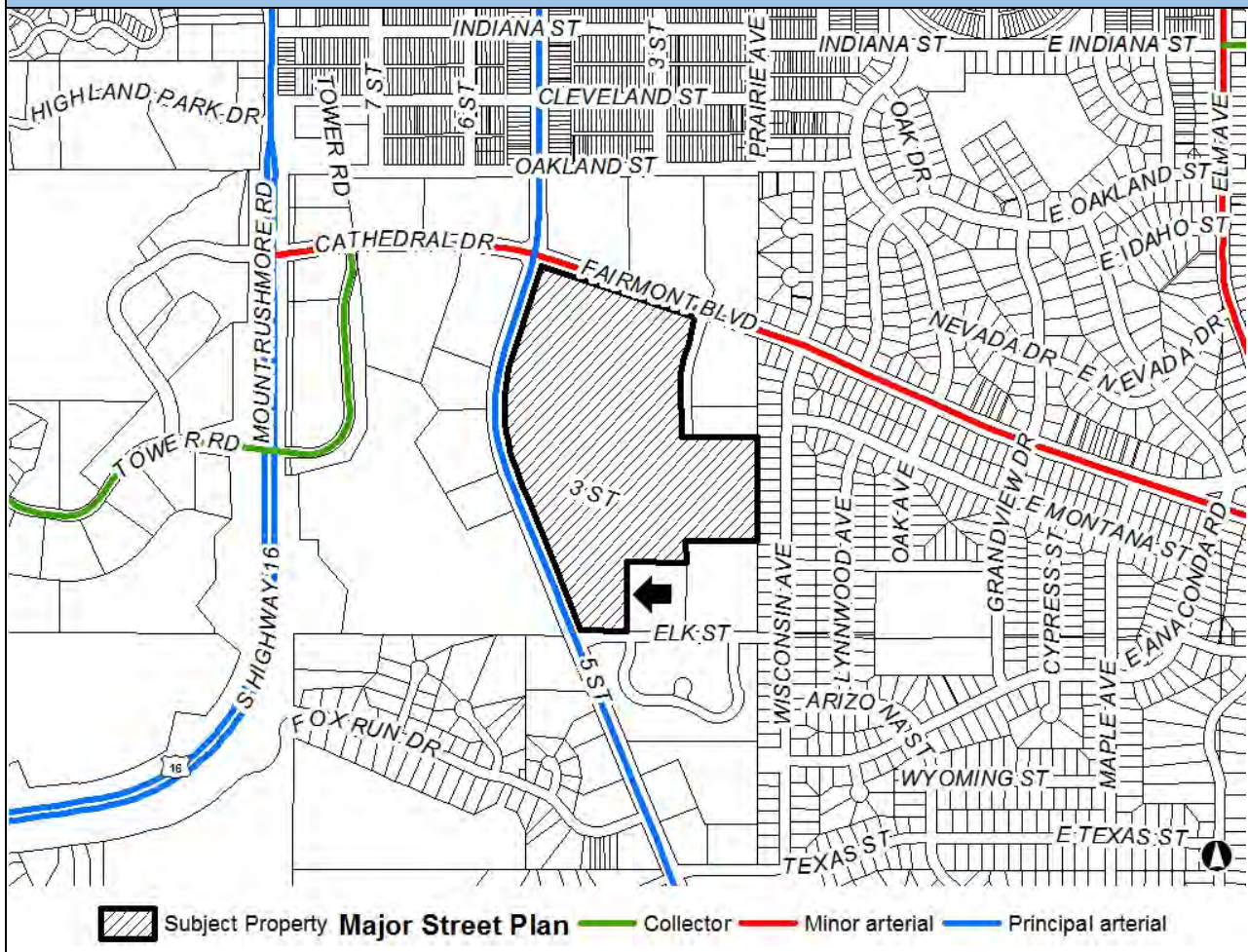
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC-PDD and OC-PD	EC	Rapid City Regional Hospital
Adjacent North	LDR – Fifth Street Overlay	LDN	School
Adjacent South	MDR-PD	UN	Apartments
Adjacent East	LDR and OC	EC and LDN	Behavior Management Systems
Adjacent West	GC-PD and OC	EC	Medical offices / directly west of proposed parking is void of structural development



## Comprehensive Plan Future Land Use



## Parks or Transportation Plan



<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
N/A			
<b>Relevant Zoning District Regulations</b>			
<b>General Commercial District</b>	<b>Required</b>	<b>Proposed</b>	
Lot Area	N/A	41.98 acres	
Lot Frontage / Width	N/A	Approximately 4,100 feet	
Maximum Building Heights	4 stories, 45 feet	No new structure proposed	
Maximum Density	75%	No new structure proposed	
Minimum Building Setback:			
• Front	25 feet	No new structure proposed	
• Rear	0 feet	No new structure proposed	
• Side	0 feet	No new structure proposed	
• Street Side	25 feet	No new structure proposed	
Minimum Landscape Requirements:			
• # of landscape points	41,682	56,250	
• # of landscape islands	2	3	
Minimum Parking Requirements:			
• # of parking spaces	N/A	100	
• # of ADA spaces	N/A	0	
Signage	Pursuant to RCMC	No new signage proposed	
Fencing	Pursuant to RCMC	No new fencing proposed	

<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>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:</b>	
<b>Criteria</b>	<b>Findings</b>
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	The property is located within a Planned Development Designation. The applicant is proposing to construct a 100 stall parking lot.
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 with a Planned Development Designation and a commercial parking lot is a permitted use. The proposed parking lot is needed to ensure that adequate parking is being provided during the future construction of a parking garage.
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 the same district are allowed:	As noted above, the property is zoned General Commercial District with a Planned Development Designation. Rapid City Regional Hospital is proposing to construct additional parking and is expanding the boundaries of the Planned Development to include the subject property.
5. Any adverse impacts will be reasonably mitigated:	A Building Permit and an Air Quality Permit will be required. In addition, all infrastructure improvements must be installed as per the Infrastructure Design Criteria Manual and the Stormwater Quality Manual. Upon submittal of a Building Permit, all redlined comments must be addressed and the plans returned to Community Planning and Development Services.

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.
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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**

	<b>A Balanced Pattern of Growth</b>
	N/A
	<b>A Vibrant, Livable Community</b>
	N/A
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
TI-2.1A	<b>Major Street Plan Integration:</b> Fifth Street is identified as a Principal Arterial Street on the City’s Major Street Plan. The proposed parking lot will be accessed from Elk Street to the south.
	<b>Economic Stability and Growth</b>
	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<b>Public Input Opportunities:</b> 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**

<b>Future Land Use Plan Designation(s):</b>	Employment Center
<b>Design Standards:</b>	
N/A	Employment Center identifies medical facilities as a primary use. The Major Amendment to a Planned Development will expand the boundaries of the Rapid City Regional Hospital planned development to allow for additional parking on the subject property. The applicant has indicated that the proposed parking lot is needed to ensure that adequate parking is provided during the construction of a

	future parking garage closer to the hospital.
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<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
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<b>Neighborhood:</b>	U.S. Highway 16
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<b>Neighborhood Goal/Policy:</b>	
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US16-NA1.1C	<b>Employment Areas:</b> The subject property is the location of Rapid City Regional Hospital.
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<b>Findings</b>	
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Staff has reviewed the Major Amendment to a Planned Development to expand the boundaries of the Planned Development and to construct additional parking 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 applicant has indicated that the proposed 100 stall parking lot will ensure that adequate parking is being provided for the hospital during the future construction of a parking garage. The property is the location of Rapid City Regional Hospital which is a major employer in the City.

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
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Staff recommends that the Major Amendment to a Planned Development to expand the boundaries of the Planned Development and to construct additional parking be approved with the following stipulations:

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|----|---|
| 1. | Upon submittal of a Building Permit, all redlined comments shall be addressed and the redlined plans shall be returned to Community Planning and Development Services; and,   |
| 3. | The Major Amendment to a Planned Development shall expand the boundaries of the Regional Hospital planned development to include the subject property. A 100 stall parking lot shall be allowed. Permitted uses within the General Commercial District in compliance with the Parking Ordinance shall be allowed with a Building Permit. 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.