



Rapid City Planning Commission

Planned Development Project Report

March 9, 2017

Item 14
Applicant Request(s)
Case # 17PD005, a Final Planned Development to allow a medical campus
Companion Case(s) #: N/A

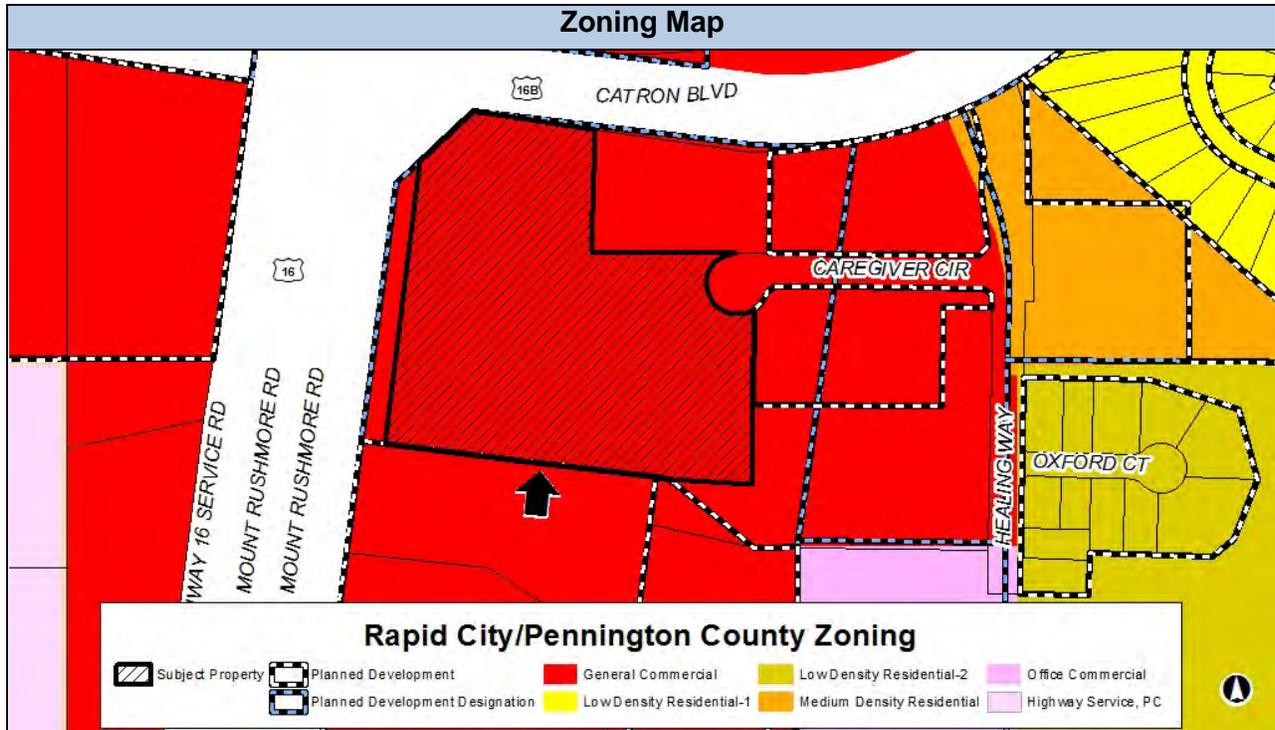
Development Review Team Recommendation(s)
The Development Review Team recommends that the Final Planned Development to allow a medical campus be approved with the stipulations noted below.

Project Summary Brief
The applicant has submitted a Final Planned Development to allow construction of a medical campus on 9.6 acres of property zoned General Commercial District. The proposed development, located southeast of the intersection of Catron Boulevard and Mount Rushmore Road, is the proposed location of the Regional Health Advanced Orthopedic and Sports Medicine Institute. Submitted plans show an approximately 114,850 square foot structure for medical offices, surgery center, sports performance gym, and associated support areas for the Institute with the potential for an expansion as a part of the second phase of development. The applicant is requesting one Exception to reduce the required amount of parking for the site from 455 spaces to 418 spaces for both phases of development. Submitted plans show 409 parking spaces proposed as a part of this project. However, three of the proposed parking spaces are located in the Caregiver Circle right-of-way. As such, 406 legally complying parking spaces are being proposed as a part of this request. No other Exceptions have been requested.

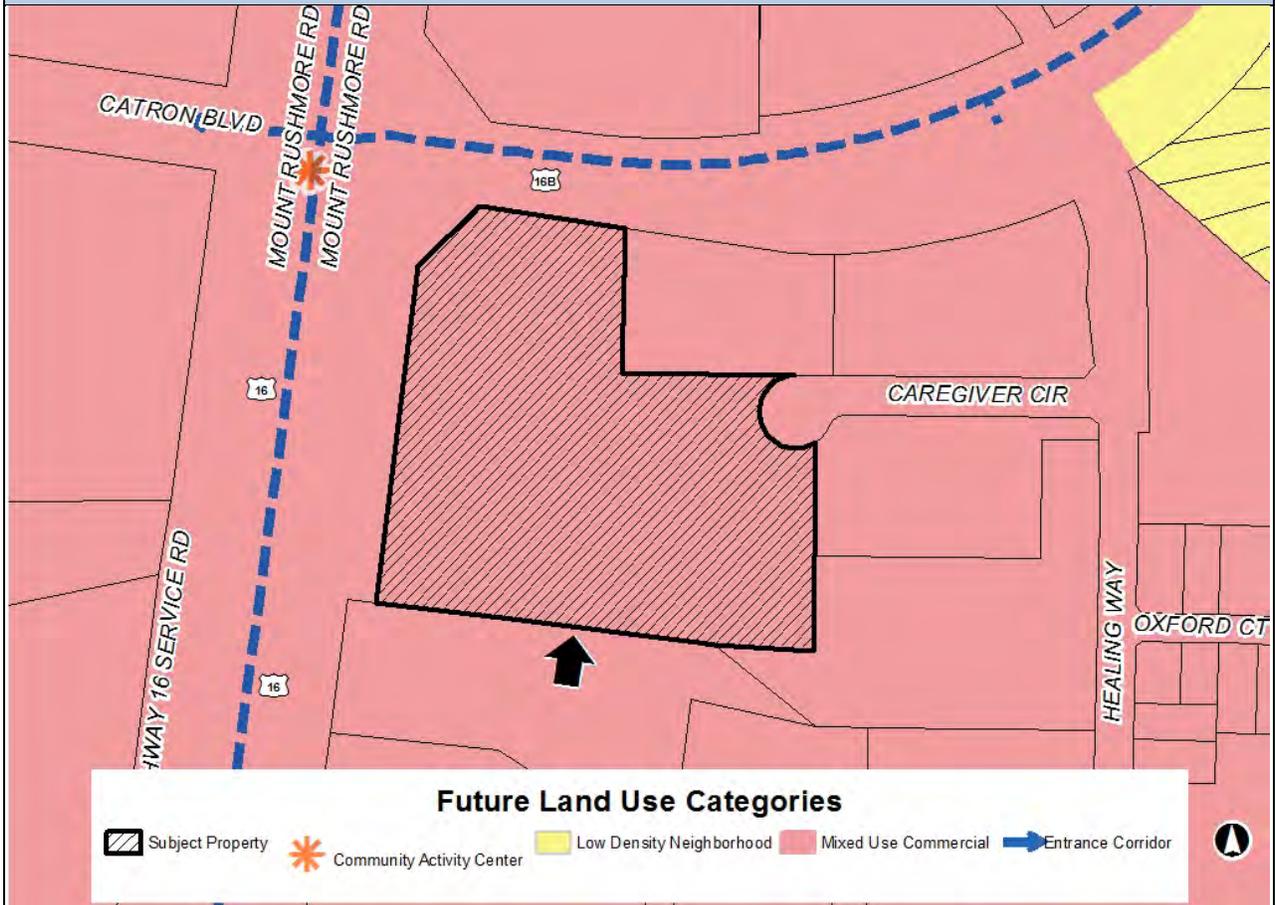
Development Review Team Contacts	
Applicant: Renner Associates, LLC for Rapid City Regional Hospital, Inc.	Planner: Robert Laroco
Property Owner: Rapid City Regional Hospital, Inc.	Engineer: Dan Kools
Architect: Earl Swanson Associations, Inc.	Fire District: Tim Behlings
Engineer: Renner Associates, LLC	School District: Kumar Veluswamy
Surveyor: Renner Associates, LLC	Water/Sewer: Dan Kools
Other:	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	Southeast of the intersection of Catron Boulevard and Mount Rushmore Road
Neighborhood	U.S. Highway 16 Neighborhood
Subdivision	Buffalo Crossing
Land Area	9.68 acres, approximately 421, 661 square feet
Existing Buildings	None
Topography	Generally level. Eastern portions of the lot slope uphill from west to east
Access	Caregiver Circle
Water Provider	Rapid City water
Sewer Provider	Rapid City sewer
Electric/Gas Provider	Black Hills Power/Montana Dakota Utilities
Floodplain	Federally Designated 500 Year Floodplain
Other	

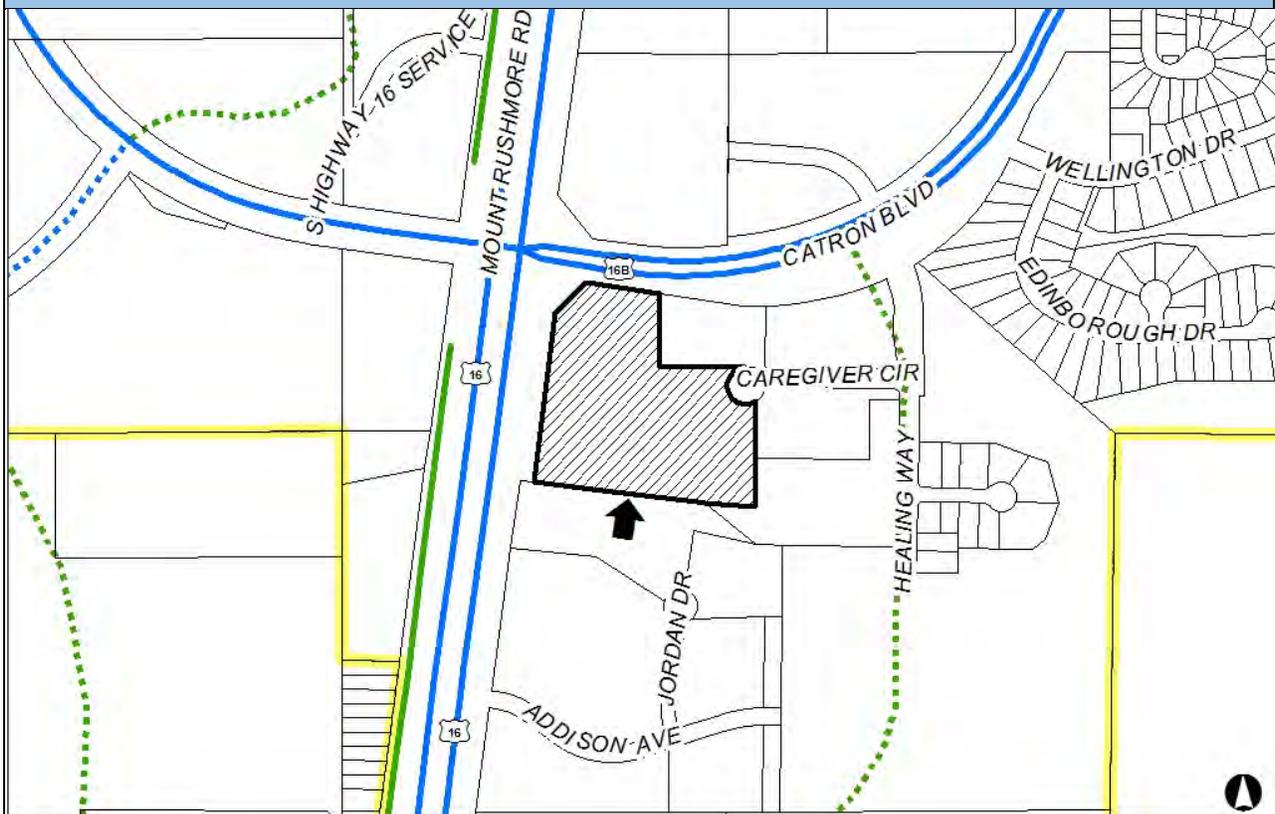
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC/PDD	MUC, Community Activity Center, Gateway, Entrance Corridor	None
Adjacent North	GC/PDD	MUC, Community Activity Center, Gateway, Entrance Corridor	None
Adjacent South	GC/PD	MUC, Community Activity Center, Gateway, Entrance Corridor	None
Adjacent East	GC/PDD, GC/PD	MUC, Community Activity Center, Gateway, Entrance Corridor	Holiday Inn and Suites
Adjacent West	GC/PD	MUC, Community Activity Center, Gateway, Entrance Corridor	Black Hills Power corporate headquarters



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed/Existing	
Lot Area	No minimum required	9.68 acres, approximately 421,661 sq ft	
Lot Frontage	No minimum required	Approximately 1,246.13 ft	
Maximum Building Heights	4 stories, 45 ft	2 stories, 44 ft	
Maximum Density	75%	20.44%	
Minimum Building Setback:			
• Front	25 ft from Caregiver Circle	>1,000 ft	
• Rear	0 ft to south lot line	192 ft	
• Side	0 ft to northeast, east lot lines	85 ft	
• Street Side	25 ft to Mounty Rushmore Road, Catron Blvd	46 ft to Mount Rushmore Road, 118 ft to Catron Blvd	
Minimum Landscape Requirements:			
• # of landscape points	335,443 points required	395,524 proposed	
• # of landscape islands	8 islands required	18 islands provided	
Minimum Parking Requirements:			
• # of parking spaces	455 required	406 provided	
• # of ADA spaces	9 ADA, 1 van accessible	8 ADA, 4 van accessible	
Signage	Per RCMC	Per RCMC	
Fencing	Per RCMC	None proposed.	

Planning Commission Criteria and Findings for Approval or Denial	
<p>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:</p>	
	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 lot 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 currently zoned General Commercial District. Hospitals, medical clinics, and doctor's offices are all permitted uses within the General Commercial District. The property is located within a previously existing Planned Development Designation, requiring a Final Planned Development be approved for the site prior to issuance of a building permit. In addition, the requested reduction in parking may be requested through a Final Planned Development. The application of the Zoning Ordinance 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;	Submitted plans show that a minimum of 455 parking spaces are required for the proposed hospital, clinic, and office uses. The applicant has requested an Exception to reduce the required amount of parking from 455 spaces to 406 spaces as shown on the applicant's submitted site plan. The Institute will not have all services available at

	<p>all times or generally operate with a full patient load. As such, the maximum parking demand will shift throughout the day. Based on the anticipated use of the building and the demand generated from similar uses in the past, it appears that the 406 legally complying parking spaces provided for the development will meet parking needs. In addition, the phased development plan will allow the City to review parking demands to ensure that future phases of development adequately address parking needs. Based on the unique operation of the facility and the phased development of the property, the requested Exception to reduce the required parking from 455 to 406 spaces will not create a hardship to the public good or impair the intent of the Zoning Ordinance. No other Exceptions to the underlying zoning are being requested as a part of this request. The applicant should note that prior to issuance of a building permit, revised plans must be submitted removing all development from the Caregiver Circle right-of-way, or a the right-of-way must be vacated.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;</p>	<p>A hospital is an otherwise permitted use in the General Commercial District. However, the subject property is located within an existing Planned Development Designation, requiring the review and approval of a Final Planned Development prior to construction on the site. In addition, the applicant has requested an Exception to reduce the minimum required amount of parking on the property and, as such, has requested this Final Planned Development. A literal interpretation of the Zoning Ordinance does not deprive the applicant of rights allowed by others in the General Commercial District.</p>
<p>5. Any adverse impacts will be reasonably mitigated;</p>	<p>Plans submitted with the initial application show that portions of the proposed access and parking are located within the existing Caregiver Circle right-of-way. However, no application for the vacation of those portions of Caregiver Circle was submitted in conjunction with the Planned Development. Staff has worked with the applicant on the continued design of the access and parking and the applicant has indicated that the parking and access will be removed from the right-of-way. Prior to issuance of a building permit, revised plans must be submitted showing that all portions of the development have been removed from the Caregiver Circle right-of-way, or the right-of-way must be vacated.</p> <p>Transportation Planning staff have noted that the proposed medical campus is consistent with the identified uses for the site in the Buffalo Crossing Traffic Impact Analysis from August of 2015.</p> <p>The subject property is located at the intersection of two identified principal arterial streets on the City's Major Street Plan. In addition, the site is located within a Community Activity Center, a Gateway to the community, and along an Entrance Corridor to the City of Rapid City. Activity generating commercial uses should be prioritized in activity centers and at major intersections in the City. The proposed Institute is an appropriate use for this location. The applicant is not proposing any pole signage</p>

	or Light Emitting Diode (LED) message centers as a part of this request. All landscaping, setback, building height, and lot coverage requirements are being met as a part of this request. The requested reduction in parking will meet the unique demands of this use at this location and should not affect surrounding development. In addition, the anticipated second phase of development provides the applicant and staff an opportunity to review the site and determine whether parking demands are being met. Potential adverse impacts of the proposed development are being reasonably mitigated as a part of this request.
6. The requested exception(s) 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.	Minimum parking requirements are intended to provide safe, effective parking and circulation for commercial uses in the City. As previously noted the applicant has indicated based on experience that the requested number of parking spaces should adequately meet all parking demands for the unique uses on the site. All parking provided meets the minimum design standards for off-street parking in a commercial district. In addition, the proposed second phase of development will allow additional review of the parking demands on the site to determine if parking demands are being met. Based on the unique use of the facility, the requested Exception is an alternative practice that reasonably achieves the objectives of the Zoning Ordinance.

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-1.2A	<u>Compact Growth</u> : The proposed development is located at the intersection of two principal arterial streets and at an identified Community Activity Center. Compact growth within the City’s Urban Services Boundary should be encouraged.
	A Vibrant, Livable Community
LC-1.3B	<u>Entrance Corridor Coordination</u> : Mount Rushmore Road/U.S. Highway 16 is an identified Entrance Corridor into the City. Development should include coordinated signage, lighting, and other streetscaping and design elements in order to create a cohesive, attractive entrance into the City.
	A Safe, Healthy, Inclusive, and Skilled Community
SHIS-3.3A	<u>Facility Coordination</u> : The proposed Institute will provide additional health services at a developing Community Activity Center in the City with access from two identified arterial streets.
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth

EC-2.2A	<u>Additional Health Care Services and Providers:</u> The proposed Institute will strengthen and enhance the medical services offered in Rapid City.
EC-2.2B	<u>Attract Medical Workers:</u> The Buffalo Crossing Subdivision is comprised of a mix of residential and commercial development, including a mix of single-family townhome residences located to the east and southeast of the proposed development. In addition, multifamily housing continues to develop to the west and the north of the Mount Rushmore Road/Catron Boulevard intersection. The area continues to develop as a major commercial center of the City.
 Outstanding Recreational and Cultural Opportunities	
N/A	N/A
 Responsive, Accessible, and Effective Governance	
GOV-2.1A	<u>Public Input Opportunities:</u> The Major Amendment to the Planned Development requires notification of surrounding property owners located within 250 feet of the property boundary 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 Major Amendment.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Mixed Use Commercial, Community Activity Center, Gateway, Entrance Corridor
Design Standards:	
Chapter 10, p 99	<u>Mixed Use Commercial Areas:</u> Primary uses in the Mixed Use Commercial designation include health services and professional offices.
Chapter 10, p 98	<u>Community Activity Centers:</u> The characteristics of the Community Activity Center include spaces that incorporate a broader mix of services, offices, and other employment and civic uses to the desired mix of activity-generating uses, in order to remain economically resilient.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	U.S. Highway 16 Neighborhood
Neighborhood Goal/Policy:	
US16-NA1.1B	<u>Mixed Use Development:</u> The proposed Institute encourages a mix of uses designed to build a critical mass of activities intended to support development in surrounding area.
US16-NA1.1C	<u>Community Activity Centers:</u> The intersection of Mount Rushmore Road and Catron Boulevard is an identified priority for development within the neighborhood.
US16-NA1.1D	<u>Employment Areas:</u> The proposed development supports the continued expansion of employment opportunities within the neighborhood, specifically opportunities provided by the Regional Health Center.
US16-NA1.1E	<u>Entrance Corridors:</u> Design elements including coordinated signage, landscaping, and development standards should be enacted and enforced within Entrance Corridors.

The Development Review Team Recommends that the request for a Final Planned Development be approved for the following reasons:	
•	The proposed Regional Health Advanced Orthopedic and Sports Medicine Institute is proposing a nearly 115,000 square foot hospital, medical clinic, and doctor's office complex on the site. Submitted plans show that a total of 406 parking spaces are proposed for the property. Based on the unique use of this facility, it appears the proposed parking will meet the anticipated parking needs for the facility.
•	The proposed medical campus will meet all requirements of the Rapid City Municipal

	Code, with the Exception of parking.
•	The property is located at the intersection of two principal arterial streets, within a Community Activity Center, within a Gateway to the community, and along an Entrance Corridor to the City. The campus is located in close proximity to housing and shopping options and the regional transportation network. The activity-generating, service-providing nature of the proposed Institute complies with the objectives of the Comprehensive Plan and the intent of the Zoning Ordinance.

Staff recommends that the requested Final Planned Development be approved with the following stipulations:

1.	The requested Exception to reduce the minimum required amount of off-street parking from 455 to 406 spaces is hereby granted. A minimum of nine of the proposed parking spaces must be ADA accessible. Two of the required nine ADA accessible spaces shall be van accessible ADA spaces. All parking shall comply with the requirements of the Rapid City Parking Ordinance;
2.	Prior to issuance of a building permit, revised plans shall be submitted showing that all proposed development located within the Caregiver Circle right-of-way has been removed, or the right-of-way shall be vacated;
3.	All signage shall comply with the requirements of the Rapid City Municipal Code. No Light Emitting Diode (LED) message centers are being approved as a part of this request. The addition of LED message centers in the future shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign, and;
4.	This Final Planned Development shall allow for the construction of a medical campus. All requirements of the General Commercial District shall be continually maintained unless specifically stipulated as a part of this Final Planned Development or a future Major Amendment. All uses permitted in the General Commercial District shall be permitted contingent upon the provision of sufficient parking and an approved building permit. All conditional uses in the General Commercial District shall require 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.*

Applicant Request(s)	
Case #17PD005	Final Planned Development to allow a medical campus
Companion Case(s)	N/A
ADVISORIES: Please read carefully!	
1.	A building permit shall be obtained prior to any construction. A Certificate of Occupancy shall be obtained prior to use;
2.	An air quality permit shall be obtained for disturbances of earth greater than on acre;
3.	All construction plans shall be signed and sealed by a registered professional pursuant to SDCL 36-18A;
4.	All requirements of the currently adopted Building Code shall be met;
5.	All requirements of the International Fire Code shall be met;
6.	All requirements of the Rapid City Infrastructure Design Criteria Manual and Rapid City Standard Specifications shall be met;
7.	All erosion and sediment control measures shall be installed and continually maintained as necessary;
8.	ADA accessibility shall be maintained as necessary;
9.	All landscaping shall be installed and maintained in compliance with the requirements of the Rapid City Municipal Code;
10.	All lighting shall be designed to preclude shining on adjacent properties and rights-of-ways, so as not to create a nuisance to neighboring properties and traffic.