



Rapid City Planning Commission Planned Development Project Report

March 23, 2017

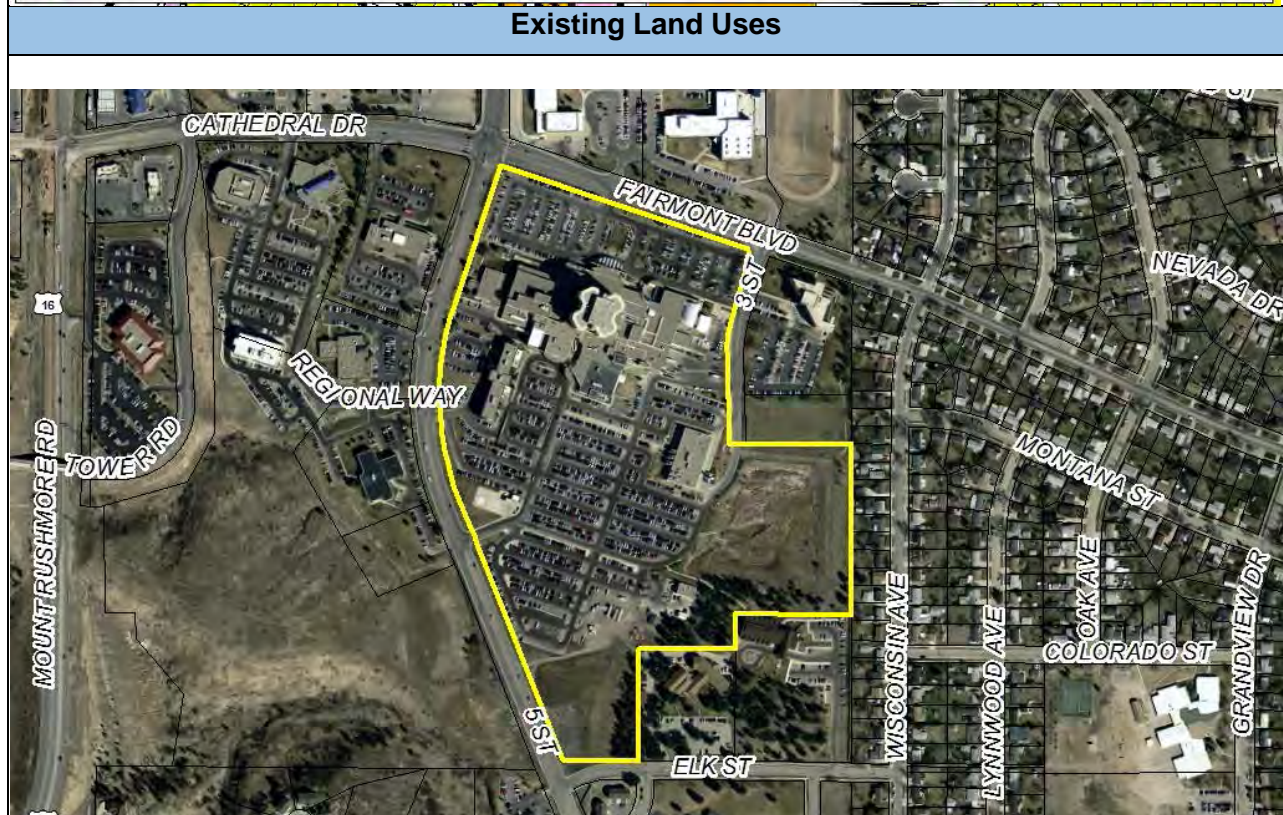
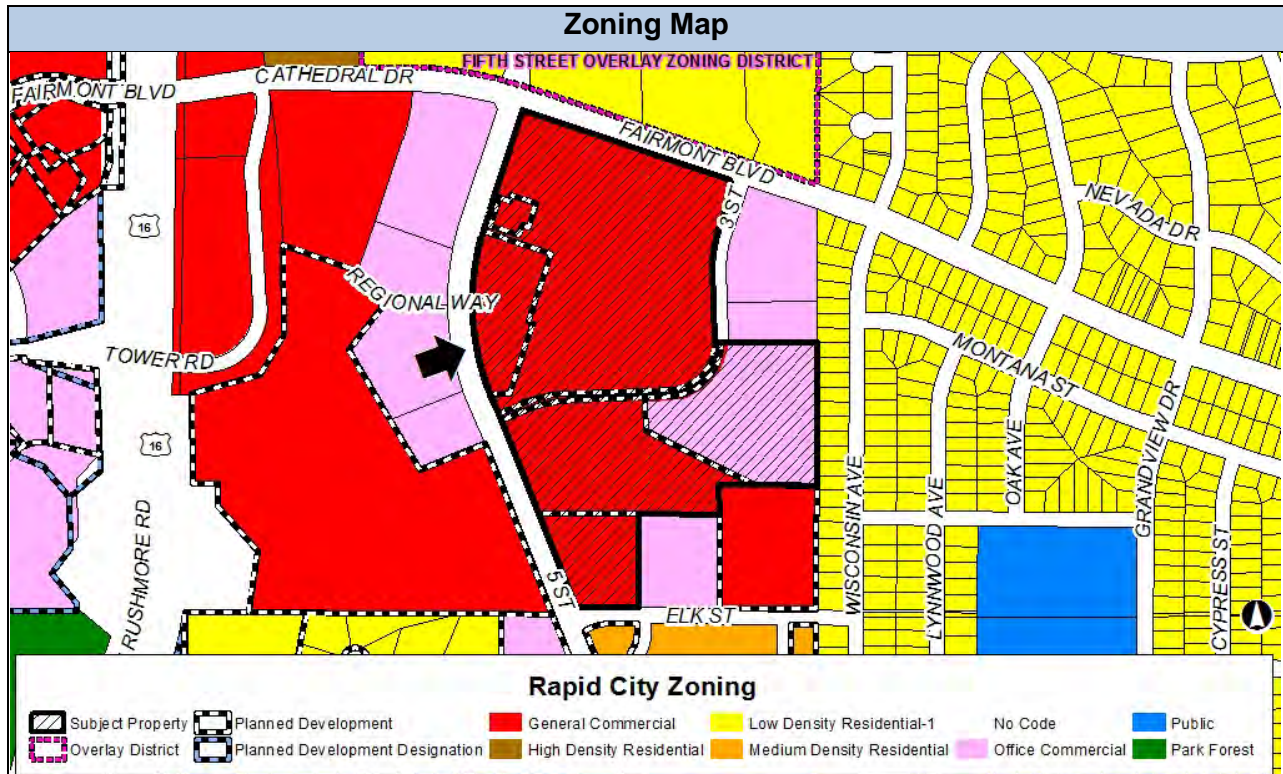
Item #14
Applicant Request(s)
Case # 17PD006 – Major Amendment to a Planned Development to expand hospital services and parking
Companion Case(s) N/A

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.

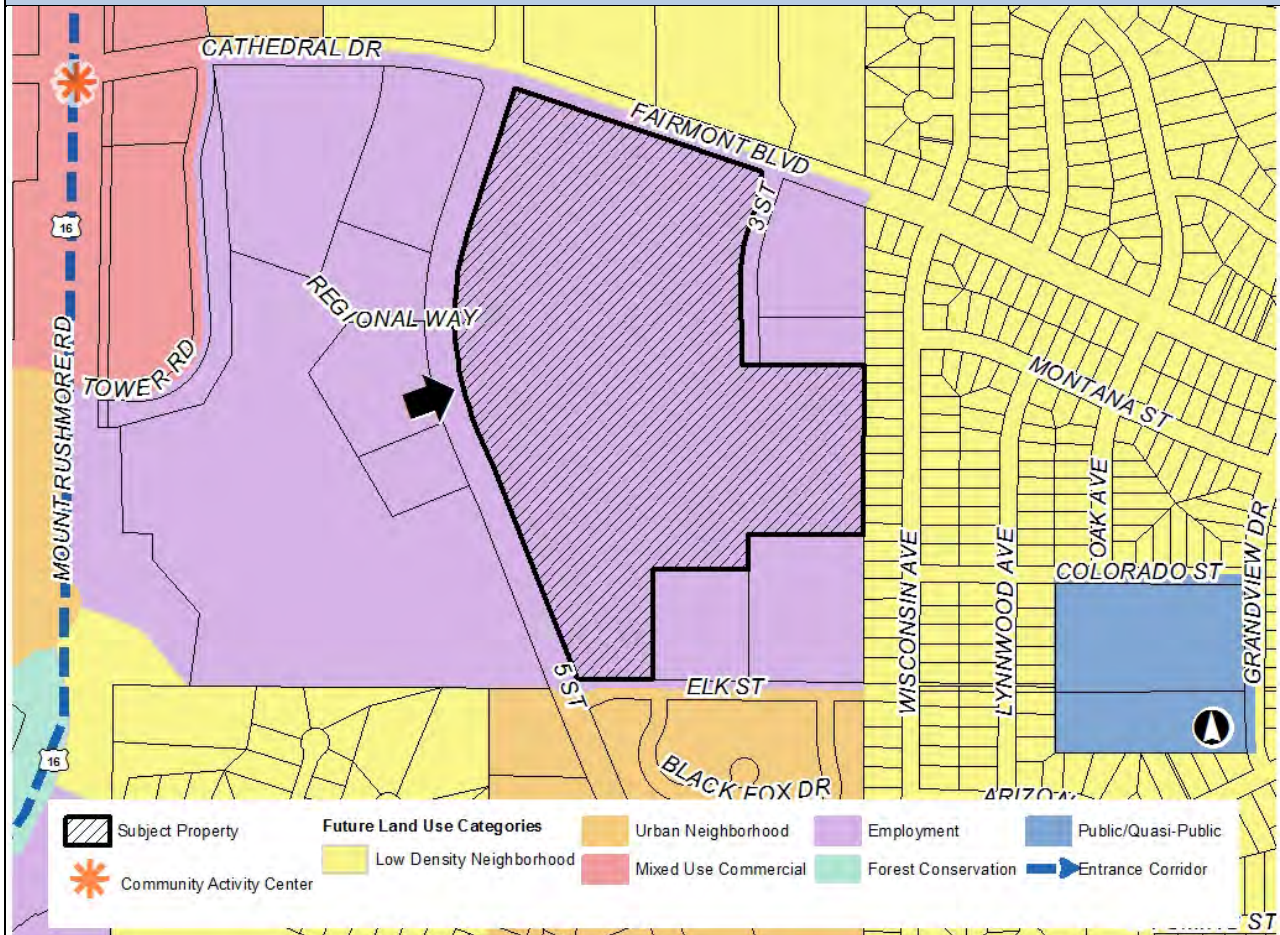
Project Summary Brief	
<p>The applicant has submitted a Major Amendment to a Planned Development to expand hospital services and parking at Rapid City Regional Hospital. In particular, the applicant is proposing to construct a five-story 80 foot high addition located on the south side of the existing hospital. The proposed expansion will include a new main lobby area, a 61,104 square foot medical office building, a two level bed tower with a capacity to provide 64 new beds, a new emergency department, an additional two-level 481 space parking garage, and 95 surface parking spaces. The project will be phased to allow for the relocation of existing facilities. Phase 2A will include the construction of the new emergency department and bed tower. Phase 2B will include the construction of the new parking garage and medical office building. The existing heli-pad will be moved to the roof of the new tower once construction is complete. The applicant has indicated that the projected date of completion is July of 2019. No Exceptions are being requested as a part of this Major Amendment application.</p>	
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 hospital expansion is relatively flat
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



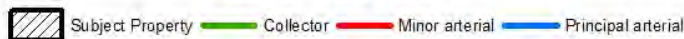
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
16PD055	11/23/2016	Major Amendment to a Planned Development to construct an addition to the central utility plant	Planning Commission approved
11PD004D	8/16/2016	Minimal Amendment to a Planned Development to construct a three-story parking structure	Staff 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 – hospitals are allowed an additional 2 feet of height for each additional foot of setback	80 feet in compliance with Chapter 17.50.260(C) of the RCMC
Maximum Density	75%	52%
Minimum Building Setback:		
• Front	25 feet	180 feet
• Rear	0 feet	630 feet
• Side	0 feet	240 feet
• Street Side	25 feet	240 feet
Minimum Landscape Requirements:		
• # of landscape points	1,287,246	2,236,489
• # of landscape islands	28	60
Minimum Parking Requirements:		
• # of parking spaces	1,393	2,319
• # of ADA spaces	24	68
Signage	6,666 square feet	3,109 square feet including 10 new ground signs and existing and proposed wall signage
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 Major Amendment to a Planned Development:	
Criteria	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	The property is the location of Rapid City Regional Hospital. The applicant is proposing to construct Phase II of a multi-phase development to include a five-story addition to the hospital. The addition will include a new lobby, emergency room, 64 bed tower, 61,104 square feet of medical offices, and parking. The applicant has stated that construction of Phase II will start once the parking garage currently under construction is finished. 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	The property is zoned General Commercial District and Office Commercial District with a Planned Development and a hospital or medical facilities are identified as permitted uses. As noted above, the proposed expansion

hardship:	to the hospital will be located on the south side of the existing tower and includes the construction of a five-story addition approximately 80 feet high. A hospital is allowed two additional feet of height for each additional foot of setback from the property lines. The proposed 80 foot height is in compliance with Chapter 17.50.260 of the Rapid City Municipal Code.
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 and Office Commercial District with a Planned Development. A hospital or medical facilities are identified as permitted uses. Rapid City Regional Hospital is proposing to construct an addition to the hospital that includes a new entry lobby, emergency room, medical offices, beds, and parking; and is not requesting any Exceptions from the Zoning Ordinance.
5. Any adverse impacts will be reasonably mitigated:	<p>The applicant has submitted a Traffic Impact Study for the proposed expansion. Staff has met with the applicant on February 28, 2017 to discuss issues with the improvements suggested from the study. Prior to submittal of a Building Permit, a revised Traffic Impact Study shall be submitted for review and approval. In addition, upon submittal of a Building Permit, plans for any public improvements shall be submitted for review and approval.</p> <p>The applicant has indicated that the proposed Phase II construction will not initiate until the three-level parking garage construction is complete. The proposed expansion will require that a minimum of 1,393 parking spaces be provided. The completion of Phase II will provide a total of 2,319 parking spaces. The applicant has indicated that 1,761 parking spaces will continue to be provided during the construction of Phase II in compliance with the parking ordinance.</p>
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
TI-2.1A	Major Street Plan Integration: Fairmont Boulevard is identified as a Minor Arterial Street and 5 th Street is identified as a Principal Arterial Street on the City's Major Street Plan. The applicant has submitted a Traffic Impact Study that identifies proposed improvements to public infrastructure which may be needed with the hospital expansion. Prior to submittal of a Building Permit, a revised Traffic Impact Study must be submitted for review and approval. Upon submittal of a Building Permit, construction plans for any public improvements must be submitted for review and approval, including improvements identified within the approved Traffic Impact Study.
	Economic Stability and Growth
EC-2.2A	Additional Health Care Services and Providers: The proposed Major Amendment to a Planned Development supports the expansion of an existing medical services provider.
EC-3.1C	Other Employment Areas: Rapid City Regional Hospital is a large employer in the City. This Major Amendment to a Planned Development is Phase II of a multi-phase expansion for the hospital.
	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 expand the services and parking provided by the 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. The proposed expansion is Phase II of a multi-phase redevelopment and expansion plan.

Findings	
Staff has reviewed the Major Amendment to a Planned Development to expand hospital	

services and 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 proposed hospital expansion is Phase II of a multi-phase expansion project. The application supports the goal of expansion of existing medical services pursuant to the recommendation of the City's adopted Comprehensive Plan. The stipulations of approval will ensure that a Traffic Impact Study be approved prior to issuance of a Building Permit and that any public improvements recommended by the study be submitted for review and approval with a Building Permit.

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Major Amendment to a Planned Development to expand hospital services and parking be approved with the following stipulations:	
1.	Prior to submittal of a Building Permit, the plans shall be revised addressing redlined comments;
2.	Prior to submittal of a Building Permit, a revised Traffic Impact study shall be submitted for review and approval, including improvements identified within the approved Traffic Impact Study;
3.	Upon submittal of a Building Permit, construction plans for any proposed public improvements shall be submitted for review and approval;
4.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Major Amendment to a Planned Development. The addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,
5.	The Major Amendment to a Planned Development shall allow the expansion of the Rapid City Regional Hospital to include: a new lobby, emergency room, medical offices, bed tower, and parking garage. 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.*

Applicant Request(s)	
Case # 17PD006	Major Amendment to a Planned Development to expand hospital services and parking
Companion Case(s) #	
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any construction. A certificate of completion shall be obtained prior to initiation of the use;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
4.	All provisions of the Light Industrial District shall be met;
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 construction plans shall be signed and stamped by a registered professional pursuant to South Dakota Codified Law 36-16A;
7.	All requirements of the currently adopted Building Code shall be met; and,
8.	All requirements of the International Fire Code shall be met.