



Rapid City Planning Commission

Planned Development Project Report

June 8, 2017

Item 8
Applicant Request(s)
Case # 17PD019, a Major Amendment to a Planned Development for a medical facility
Companion Case(s) #: N/A

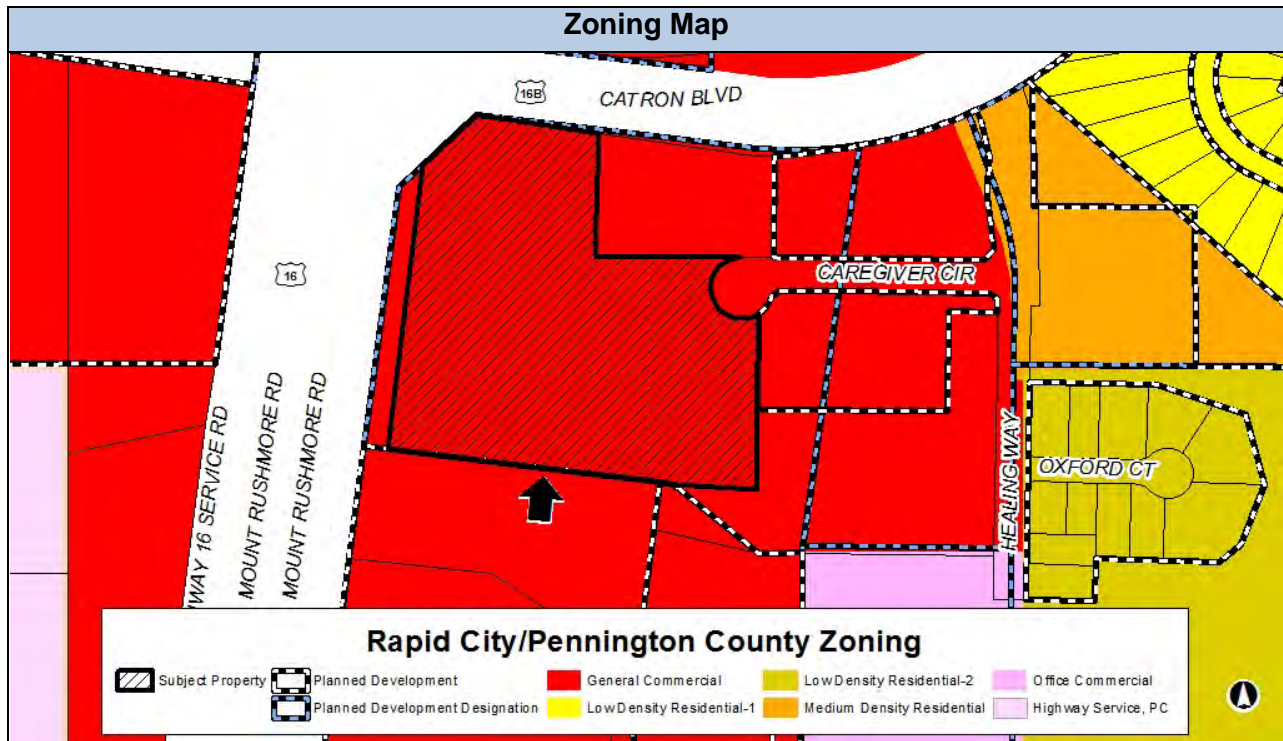
Development Review Team Recommendation(s)
The Development Review Team recommends that the Major Amendment to the Planned Development for a medical facility be approved with the stipulations noted below.

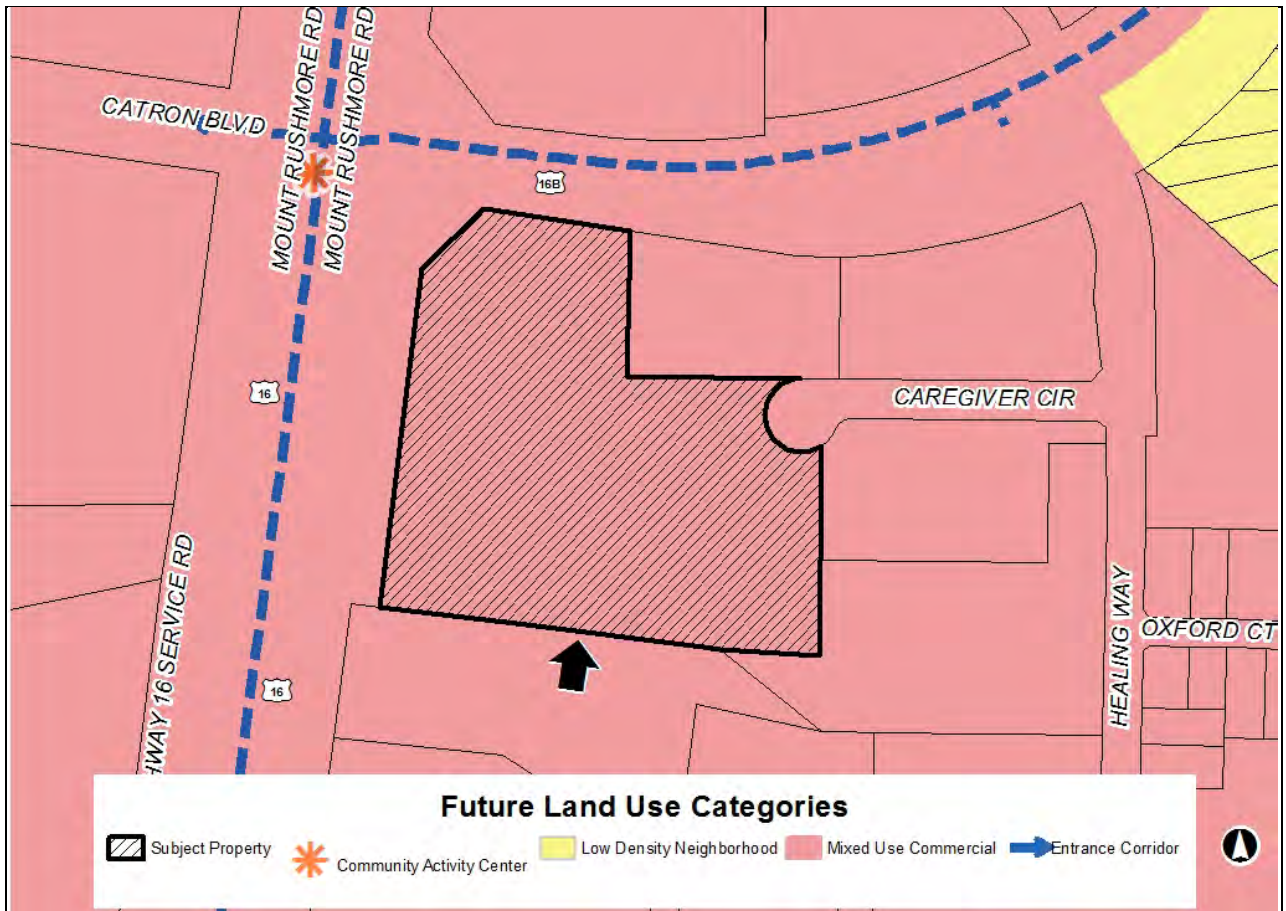
Project Summary Brief
<p>The applicant has submitted a Major Amendment to a Planned Development for a medical facility in order to 1) reduce the parking requirement from 383 parking spaces to 320 parking spaces; 2) modify portions of the exterior building material; and, 3) eliminate trees from 2 landscape islands.</p> <p>On March 9, 2017, the Planning Commission approved a Final Planned Development to allow the construction of the medical facility on 9.6 acres located in the southeast corner of the intersection of Catron Boulevard and Mount Rushmore Road. The facility is to be known as the Regional Health Advanced Orthopedic and Sports Medicine Institute and consists of an approximate 114,850 square foot structure for medical offices, surgery center, sports performance gym, and associated support areas. The Planned Development included an expansion as a part of the second phase of development. During the approval of the Final Planned Development, an Exception was granted reducing the required number of parking spaces from 455 spaces to 418 spaces for both phases of development.</p> <p>The applicant has indicated that the exceptions are being requested as noted in order to reduce the overall cost of the project due to budget constraints.</p>

Development Review Team Contacts	
Applicant: Renner Associates, LLC for Rapid City Regional Hospital, Inc.	Planner: Vicki L. Fisher
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

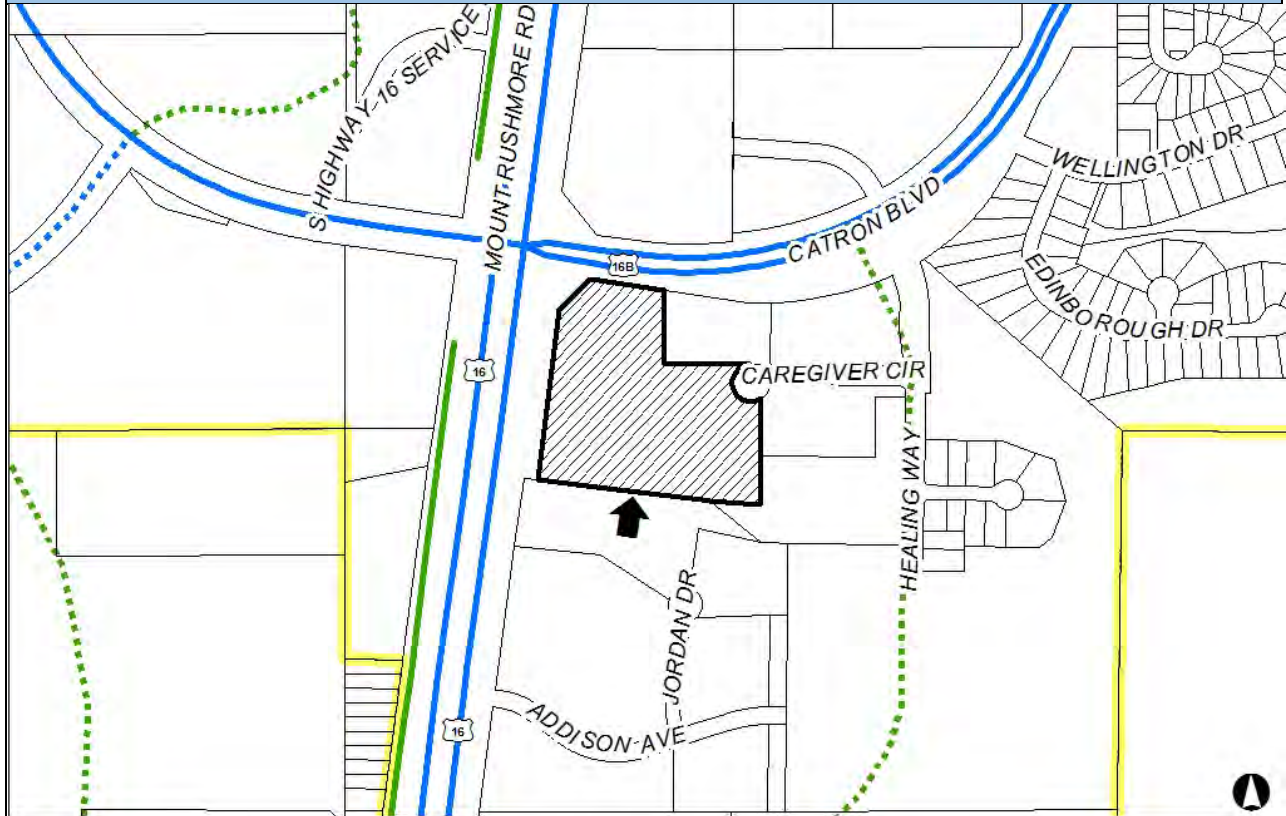
Subject Property Information	
Address/Location	Southeast of the intersection of Catron Boulevard and Mount Rushmore Road
Neighborhood	U.S. Highway 16 Neighborhood
Subdivision	Buffalo Crossing
Land Area	9.68 acres, approximately 421, 661 square feet
Existing Buildings	None
Topography	Generally level. 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/PD	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





Parks or Transportation 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 Mount Rushmore Road, Catron Blvd	46 ft to Mount Rushmore Road, 118 ft to Catron Blvd	
Minimum Landscape Requirements:			
• # of landscape points	352,616 points required	379,483 proposed	
• # of landscape islands	7 islands required	10 islands provided	
Minimum Parking Requirements:			
• # of parking spaces	383 required	320 provided	
• # of ADA spaces	8 ADA, 1 van accessible	8 ADA, 1 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 offices are all permitted uses within the General Commercial District. The property is located within a previously approved Final Planned Development. The Zoning Ordinance allows amendments to a Planned Development. In addition, through the review and approval of a Planned Development, exceptions to the design standards may be granted. Subsequently, the applicant has submitted this Major Amendment to the Planned Development to request exceptions to reduce parking, eliminate trees from landscape islands and revise the exterior building material in order to address budget constraints for the project. 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	As previously noted, the applicant has submitted three exception requests for the medical facility in order to reduce the overall cost of the project due to budget constraints. They are as follows:

purposes and intent of these regulations;



Parking: The applicant has indicated that the second phase of the development is no longer being proposed. As such, the parking requirement for Phase One of the project includes 383 parking spaces with 8 of the spaces being ADA accessible spaces. One of the ADA spaces must be van accessible. The applicant is proposing to provide 320 parking spaces with the ADA parking as required. The applicant has provided information for staffing and patient counts noting that the gymnasium area will be utilized by patients already in the facility and that these support services will utilize several of the same staff from the medical clinic area. The applicant has identified that 274 parking spaces will be required due to the shared staffing and unique operation of the facility. Based on this analysis, staff recommends that the Exception request to reduce the parking requirement from 383 parking spaces to 320 parking spaces be approved contingent upon all ADA parking being provided.

Building Material: The exterior design has been altered to reduce partial architectural material selections, detailing and parapet heights while maintaining a similar aesthetic from the previously approved Planned Development. The exterior wall construction will remain a combination of earth tone limestone, glass curtain wall system, glass storefront system and modular metal panels in dark bronze tones. The limestone materials have been reduced to the lower building elevations and the upper elevations have been replaced with a buff color brick. The parapet heights of the building have been reduced and the sloped roof parapet along the west side of the building has been modified to be flat. Since the overall aesthetic design and character of the building is being maintained, staff recommends that the Exception request to modify the exterior building materials be granted.

Landscaping: A minimum of 352,616 landscape points are required for the project. The applicant's landscape plan identifies that 379,483 landscape points will be provided. In addition, based on the number of proposed parking spaces, a minimum of 7 landscape islands must be provided. Each island must contain a minimum of 100 square feet and provide a minimum of 1 tree with shrubs, groundcover and/or mulch covering at the base. The applicant is proposing to provide 10 landscape islands with coniferous shrubs and groundcover. Each island will meet the minimum size requirement. However, the applicant is requesting an Exception to waive the requirement to provide a tree within each island. The applicant notes that the minimum planting area within the island minimizes the survival of the tree. As an alternate location, the trees will be provided along the perimeter of the property creating a visual buffer along the adjacent street sections. Additional landscaping is also being proposed within two courtyards proposed on the property. In addition, the applicant is proposing a tree lined pedestrian walkway through the middle of the parking lot to break up the hardscape created by the paved parking area. Since the landscape plan exceeds the points required for the property and since the location of the proposed landscaping along the perimeter, within two courtyards and along a pedestrian walkway meets and/or

	exceeds the objective of the landscape regulations, staff recommends that the Exception request to waive the requirement to provide a tree within a landscape island be granted.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed;	A medical facility is an otherwise permitted use in the General Commercial District. A literal interpretation of the Zoning Ordinance does not deprive the applicant of rights allowed by others in the General Commercial District.
5. Any adverse impacts will be reasonably mitigated;	<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 or Light Emitting Diode (LED) message centers as a part of this request. All setback, building height, and lot coverage requirements are being met as a part of this request. Based on the operation and design of the facility, potential adverse impacts of the proposed development are being reasonably mitigated as a part of this request.</p>
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 that based on the operation of the facility, adequate parking is being provided. In addition, the revised exterior building materials and revised landscape plan continue to meet 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.
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The Development Review Team Recommends that the Major Amendment to the 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 320 parking spaces are being proposed for the medical facility. Based on the unique staffing and operation of the facility, it appears the proposed parking will meet the anticipated parking needs for the facility.
•	Altering the building materials as proposed maintains the overall aesthetic design and character of the previously approved building.
•	Removing the trees from the landscape islands and placing them along the perimeter of the property, within two courtyards and along a pedestrian walkway that extends through the parking lot provides a buffer along the adjacent streets and breaks up the hardscape created by the paved parking area. As such, the objectives of the Landscape Regulations are being met.
•	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 the Major Amendment to the Planned Development be approved with the following stipulations:

1.	The Exception request to reduce the minimum required amount of off-street parking from 383 spaces to 320 spaces is hereby granted. A minimum of eight of the proposed parking spaces shall be ADA accessible with one of the ADA spaces being van accessible. All parking shall comply with the requirements of the Rapid City Parking Ordinance;
2.	The Exception request to revise the exterior building materials is hereby granted contingent upon the character and general aesthetic design of the building being maintained;
3.	The Exception request to waive the requirement to provide a tree within the landscape islands is hereby granted contingent upon the landscaping being installed in compliance with the revised Landscape Plan;
4.	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;
5.	This Major Amendment to the Planned Development shall allow for the construction of a medical campus. All requirements of the General Commercial District and the previously approved Final Planned Development (File #17PD005) shall be continually met unless specifically stipulated as a part of this Major Amendment to the 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 #17PD019	Major Amendment to a 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 one 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.