



**City of Vermillion
Planning Commission Agenda**

5:30 p.m. Regular Meeting
Monday, August 25, 2014
City Hall – Large Conference Room
25 Center Street
Vermillion, SD 57069

1. Roll Call

2. Minutes

- a. August 11, 2014 Regular Meeting.

3. Adoption of the Agenda

4. Visitors To Be Heard

5. Public Hearings

- a. A proposal to rezone Lots 1-4, Hospital Addition to the City of Vermillion, Clay County, South Dakota, from the R-2 Residential District to the Community Oriented Healthcare Planned Development District; and Lots 1-15, Kahl's Addition and Lots 11-20, Block 3, Eastside Addition, to the City of Vermillion, Clay County, South Dakota from the NC Neighborhood Commercial District to the Community Oriented Healthcare Planned Development District.

6. Old Business

7. New Business

- a. Comprehensive Plan Work Session.

8. Adjourn

WELCOME TO YOUR PLANNING COMMISSION MEETING

If you wish to participate in the discussion, the meeting provides several opportunities. After the minutes are approved, the Chairperson will ask if any visitors wish to be heard. Any item not on the agenda may be discussed. During the discussion of agenda topics, anyone may comment. The Chairperson will recognize you if you raise your hand. Please introduce yourself with your name and address when addressing the Planning Commission. Discussion occurs before motions are made and seconded. Discussion also occurs after the motion is seconded and before the vote. You may participate each time if you wish. Your suggestions and ideas are welcome. The best decisions are made when everyone participates and provides information.

Meeting Assistance: The City of Vermillion fully subscribes to the provisions of the Americans with Disabilities Act of 1990. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Manager's Office at 677-7050 at least 3 working days prior to the meeting so appropriate auxiliary aids and services can be made available.

Unapproved Minutes
Vermillion Planning Commission
Monday July 28, 2014 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order by Chairman Iverson in the City Council Chambers at City Hall on August 11, 2014 at 5:30 p.m.

1. Roll Call

Present: Fairholm, Forseth, Gruhn, Hower, Jones, Muenster, Tuve and Iverson. Absent: Manning.

Staff present: Andrew Colvin, Assistant City Manager and Jose Dominguez, city Engineer.

2. Minutes

a. July 28, 2014 Regular Meeting.

Moved by Forseth to approve the July 28, 2014 Regular Meeting Minutes, seconded by Tuve. Motion carried 8-0.

3. Adoption of the Agenda

Moved by Forseth to adopt the agenda, seconded by Muenster. Motion carried 8-0.

4. Visitors to be Heard

5. Public Hearing

a. Application from Melinda Robinson for a Conditional Use Permit to operate a Gas Dispensing Station at 1325 East Cherry Street, legally described as the east 173.2' of lot 17 block 1 excluding the south 90' and excluding lot H1, Ouellettes Addition, City Of Vermillion, Clay County, South Dakota.

Andy Colvin presented the application to the Planning Commission and reported that the proposed use requires a special permit since the owner will be providing a gas dispensing station. Andy also reported that the location had been used for gas dispensing for several years and has sat vacant since the previous occupant relocated a few years ago.

Melinda Robinson, owner and applicant, indicated that they plan to open as soon as possible after the permit is approved and that they are finishing up work to remodel the building. Mrs. Robinson stated that she would be happy to answer any questions.

Muenster asked about the car wash feature of the business. Mrs. Robinson stated that the business will provide a hand washing service on-site. Tuve inquired about the current condition of the fuel tanks and who is responsible for maintenance. Mrs. Robinson indicated that Stern Oil has been taking care of the tanks and will service them in the future. Fairholm thanked the applicants for putting the building into use on a major entrance into the community.

Gary Wright, 1601 East cherry, asked what will happen with the cleaning trucks related to the janitor business that are currently parked on the property, as well as the dumpster. Mrs. Robinson indicated that they have a permit for the dumpster and that it will be removed once work on

the building is complete. With respect to the trucks, Mrs. Robinson stated that they are there temporarily and will be removed in the future. Mr. Wright stated that he is pleased someone is taking over the building and wished them luck.

Moved by Fairholm to approve the application for a conditional use permit to operate a gas dispensing station at 1325 East Cherry, seconded by Gruhn. Motion carried 8-0.

6. Old Business

7. New Business

a. Request from Dakota Hospital Foundation to create a Community-Oriented Healthcare Planned Development District.

Andy reported that a letter was received from Banner Associates, on behalf of the Dakota Hospital Foundation, asking the Planning Commission to initiate a rezone of property, including the hospital and other healthcare facilities on Plum Street, to a Community-Oriented Healthcare Planned Development District. Andy stated that a motion from the Planning Commission to move forward with the rezone would involve scheduling the necessary hearings and drafting an amendment to the zoning ordinance for approval in the future. Harold Holoch, Banner Associates, stated that establishing a PDD will help all healthcare providers in the area to plan ahead and grow as the healthcare needs of the community grow. Discussion followed with the Planning Commission coming to a consensus that allowing healthcare providers to grow and expand services to residents in the community and region is in the best interests of the City.

Moved by Forseth to direct staff to move forward with the Healthcare Oriented Planned Development District for approval at a future meeting, seconded by Muenster. Motion carried 8-0.

8. Adjourn

Moved by Forseth to adjourn, seconded by Jones. Motion carried 8-0.

Iverson declared the meeting adjourned at 5:50 p.m.

Planning Commission Agenda Memo

From: Andy Colvin, Assistant City Manager

Meeting: August 25, 2014

Subject: A proposal to rezone Lots 1-4, Hospital Addition to the City of Vermillion, Clay County, South Dakota, from the R-2 Residential District to the Community Oriented Healthcare Planned Development District; and Lots 1-15, Kahl's Addition and Lots 11-20, Block 3, Eastside Addition, to the City of Vermillion, Clay County, South Dakota from the NC Neighborhood Commercial District to the Community Oriented Healthcare Planned Development District.

Presenter: Andy Colvin

Background: Tim Tracy, on behalf of the Dakota Hospital Foundation, approached the City to obtain the permits to construct a maintenance garage on property across the street from the hospital. In looking at the plan and the City zoning ordinance, it became clear that the project could not be permitted because the proposed use would be considered an accessory building on a different parcel than the primary structure. Under the zoning ordinance, accessory buildings are only permitted as accessories to, and on the same parcel as, the primary structure.

Staff met with Mr. Tracy and discussed the issue of the maintenance garage and the future needs of the hospital. It appears that the best possible solution that would provide some flexibility, while still allowing opportunities for public input, would be a Planned Development District. Planned Development Districts are custom zoning districts that combine uses with the goal of developing and redeveloping areas of the community. The concept of a Planned Development District makes sense in this area of town because healthcare and medical uses are concentrated along Plum Street with Sanford, the Vermillion Medical Clinic, and Chiropractic Wellness Center. Additionally, a PDD would allow these organizations to grow and better serve the needs of the community in the future.

Discussion: Banner Associates is the consultant working with the DHF to put together the PDD. The property to be included in the PDD is currently zoned R-2 Residential and Neighborhood Commercial – a map is included in the packet. The uses permitted in the district are those that would typically be related to healthcare facilities, including hospitals, offices, clinics, nursing homes, pharmacies and related uses. It is important to remember that these uses are currently permitted in the area. The PDD will allow the property owners flexibility with respect to how and where buildings are constructed. The plan would provide for more of a campus-type of layout and development plan.

With respect to neighborhood impact, the PDD approach would be more beneficial than the traditional zoning approach. Issues such as parking, traffic and density can all be addressed in the approval process with neighborhood input, looking at the specific area of town.

Consideration of the district regulations and initial development plan is the first step in the approval process. The Planning Commission will make a recommendation to the City Council to create the zoning district and permitted/conditional uses. The initial development plan provides a broad overview of the area and gives a general idea of what will be allowed. Prior to construction on any lots, a final development plan is submitted to the Planning Commission approval. The only planned item for a final development plan will be a maintenance garage, which will be considered at a future meeting.

The Dakota Hospital Foundation will be holding a community information session at the Edith B. Siegrist Vermillion Public Library on August 26 at 7:00 p.m. Residents in the neighborhood as well as DHF board members received an invitation to the session, which will discuss the future plans for the hospital as well as the Planned Development District and initial construction designs.

Compliance with Comprehensive Plan: The Comprehensive Plan encourages redevelopment and investment in the community. Creating a custom zoning district that is community-oriented with the intent of providing for the future healthcare needs of Vermillion and surrounding areas, would seem to fit well within the Comprehensive Plan.

Conclusion/Recommendations: The Planning Commission is required to hold a public hearing and make a recommendation to the City Council on whether to adopt the ordinance and create the district. Staff recommends approval of creating a Community Healthcare Oriented Planned Development District.

EXHIBIT A – COMMUNITY ORIENTED HEALTHCARE PLANNED DEVELOPMENT DISTRICT

PROPOSED ORDINANCE - 155.059 COMMUNITY ORIENTED HEALTHCARE PLANNED DEVELOPMENT DISTRICT.

(A) *Purpose.* The regulations set forth in this section or set forth elsewhere in the Vermillion Zoning Ordinance when referred to in this section are the district regulations in the Community Oriented Healthcare Planned Development District. The purpose of this district is to provide for well planned mixed use community oriented healthcare areas within the Planned Development District. All city ordinances apply to the Planned Development District except for those modified below.

(B) *Permitted uses.*

Permitted Uses	Applicable Standards
Hospital/clinic	§§ <u>155.070</u> , <u>155.072</u> , <u>155.073</u> , <u>155.077</u>
Office	§§ <u>155.070</u> , <u>155.072</u> , <u>155.073</u> , <u>155.077</u>
Assisted living facility	§§ <u>155.070</u> , <u>155.072</u> , <u>155.077</u> Applicant must provide copy of South Dakota Department of Health license. All multiple dwelling standards apply.
Nursing Home	§§ <u>155.070</u> , <u>155.072</u> , <u>155.077</u> Applicant must provide copy of South Dakota Department of Health license.
Accessory use (such as, garage, shed)	§§ <u>155.071</u> , <u>155.082(A)</u> (see definition)
Group Home	Structure must be a single housekeeping unit. Applicant must provide a copy of state agency license. §§ <u>155.070</u> , <u>155.072</u> , <u>155.076</u> , <u>155.077</u>
Drug store	§§ <u>155.070</u> , <u>155.072</u> , <u>155.073</u> , <u>155.077</u>
Medical and dental clinics	§§ <u>155.070</u> , <u>155.072</u> , <u>155.073</u> , <u>155.077</u>

Day care center	Adequate and safe playground area with fence 4 feet high. A safe pickup and drop off area must be provided for the children. §§ <u>155.070</u> , <u>155.072</u> , <u>155.073</u> , <u>155.077</u>
Fences	§ <u>155.074</u>
Off-premise parking lots	§ <u>155.070</u> , <u>155.072</u> , <u>155.077</u>

(C) *Conditional uses.*

Dwellings	Dwellings shall be limited to the basement of any permitted primary uses within the district. §§ <u>155.070</u> , <u>155.072</u> , <u>155.073</u> , <u>155.077</u> , <u>155.095</u>
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(D) *Lot and yard regulations.* All measurements shall be taken from the lot line to the building line (see definitions).

	Lot Area	Frontage	Building Line	Front Yard	Side Yard	Rear Yard	Maximum Height
All uses	6000 square feet	50 feet	50 feet	25 feet	8 feet	25 feet	35 feet
Off-premise parking lots	§ <u>155.072</u>	NA	NA	10 feet	2 feet	10 feet	NA

Exceptions:

#1 Where a side yard or rear yard is required half of the required yard must be maintained as a landscaped area.

#2 There shall be a required front yard on each street side of a double frontage lot. There shall be a required front yard on each street side of lots.

#3 Parking lot setbacks will only be required when abutting or across from a residential zone.

#4 See adjustments to yard regulations (§ 155.082) for other specific exceptions.

(E) *Property re-division.* All future property re-division shall require a re-platting of the affected parcels. Planned Development District may be required to be amended depending on property re-division.

(F) *Visibility at Intersections and Driveways.* Safety zones shall comply with § 155.070.

(G) *Off Street Loading Requirements* shall comply with § 155.073.

(H) *Landscaping standards*

- (1) Within any zoning district, at least 90% of the required front yard setback shall be landscaped and maintained with living ground cover except for the portion of the front yard necessary for hard surfaced driveways and parking (§ 155.072).
- (2) 1 tree per 50 feet of tract width is required. No more than 25% of the required trees may be deciduous ornamental, evergreen, or coniferous trees.
- (3) Each existing tree of at least 1 3/4-inch caliper in size shall count toward the tree requirement.
- (4) Where feasible, landscape areas must be capable of providing a substantially full expanse of foliage within 3 years after planting. All deciduous trees shall be 1 3/4 inch caliper and all deciduous ornamental shall be 1 1/4-inch caliper.

(I) *Adjustments to Yard Regulations* shall comply with § 155.082.

(J) *Non-conforming Uses and Structures* shall comply with § 155.083.

(K) *Lighting*

- (1) When property is adjacent to or within 150 feet of residentially used or zoned property, the following lighting standards apply:
 - (a) The maximum light level shall be no greater than 3 foot candles field measured at the property line (ground level).
 - (b) The maximum height of light luminaries shall be 25 feet above the ground.
 - (c) Canopy luminaries and other on-site lighting with luminaries greater than 2000 lumens shall include a 90-degree cut-off type, deflector, refractor, or forward throw light fixture.
 - (d) The maximum number of canopy luminaries shall be determined by the following industry standard: $\text{Canopy length (in feet)} \times \text{canopy width (in feet)} \times 3 = \text{Maximum No. of Luminaries lamp wattage}$
- (2) All other light luminaries shall have a maximum height of 38 feet above the ground. Submittal of photometric plans shall be required with all site plan checks for building projects on property with lighted parking lots or lighted canopies.
- (3) The following structures or uses are exempt from these lighting standards: parks, pedestrian walkways, and illuminated flags or statues.
- (4) Lighting for parking lots shall be constructed so as to prevent light pollution to surrounding properties.

(L) *Sign regulations*. Signs shall be regulated by Chapter 152. Regulations shall be those used in the NC District.

(M) *Fence regulations.* Fences shall comply with § 155.074(A), (B) and (C), except for fences used to enclose recreational areas that may comply with § 155.074(G).

(N) *Accessory Uses.* Accessory uses and structures may be placed within this district without the need of a primary structure being located within the same lot. The use of the accessory building shall still be related to the allowed use within the Planned Development District.

(Ord. XXXX, passed TBD)

PROJECT NAME: COMMUNITY ORIENTED HEALTHCARE PLANNED DEVELOPMENT DISTRICT

OWNERS:
 DAKOTA HOSPITAL FOUNDATION YANKTON MEDICAL CLINIC, P.C. ALBACO, LLC
 20 SOUTH PLUM 1104 WEST 8TH STREET 4711 EAST MAIN STREET
 VERMILLION SD 57069 YANKTON SD 57078 VERMILLION SD 57069

ADDRESS: LOCATIONS IDENTIFIED ON PLAN INCLUDING THE BELOW ADDRESSES
 101 SOUTH PLUM STREET, VERMILLION SD
 717 EAST MAIN STREET, VERMILLION SD
 VARIOUS PLUM/WALKER STREET ADDRESSES FOR DAKOTA HOSPITAL FOUNDATION PROPERTIES, VERMILLION SD

EXISTING DAKOTA HOSPITAL FOUNDATION LEGAL DESCRIPTION:

- LOTS 1-4, HOSPITAL ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA
- LOTS 4, 5, 6, 7, 8 AND 9, KAHL'S ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA
- LOTS 14 AND 15, KAHL'S ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA
- W 99' OF LOTS 11, 12 AND S 1/2 OF LOT 13, BLOCK 3, EASTSIDE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA, AND SUBJECT TO RIGHTS, IF ANY, FOR PUBLIC TRAVEL ON AN ALLEYWAY ALONG THE WEST SIDE OF DESCRIBED PREMISES
- E 77.7' OF LOTS 11, 12 AND S 1/2 OF LOT 13, BLOCK 3, EASTSIDE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA
- N 1/2 OF LOT 13 AND ALL OF LOTS 14-20, BLOCK 3, EASTSIDE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA, SUBJECT TO THE ALLEY RIGHT-OF-WAY ON THE WEST AND STREET AND SIDEWALK RIGHT-OF-WAY ON THE EAST

PROPOSED DAKOTA HOSPITAL FOUNDATION LEGAL DESCRIPTION:

- LOT 1, BLOCK 1, AND LOTS 1, 2, 3 AND 4, BLOCK 2, DAKOTA HOSPITAL FOUNDATION ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

EXISTING YANKTON MEDICAL CLINIC LEGAL DESCRIPTION:

- LOTS 10, 11, 12 AND 13, KAHL'S ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

EXISTING ALBACO, LLC LEGAL DESCRIPTION:

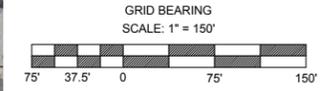
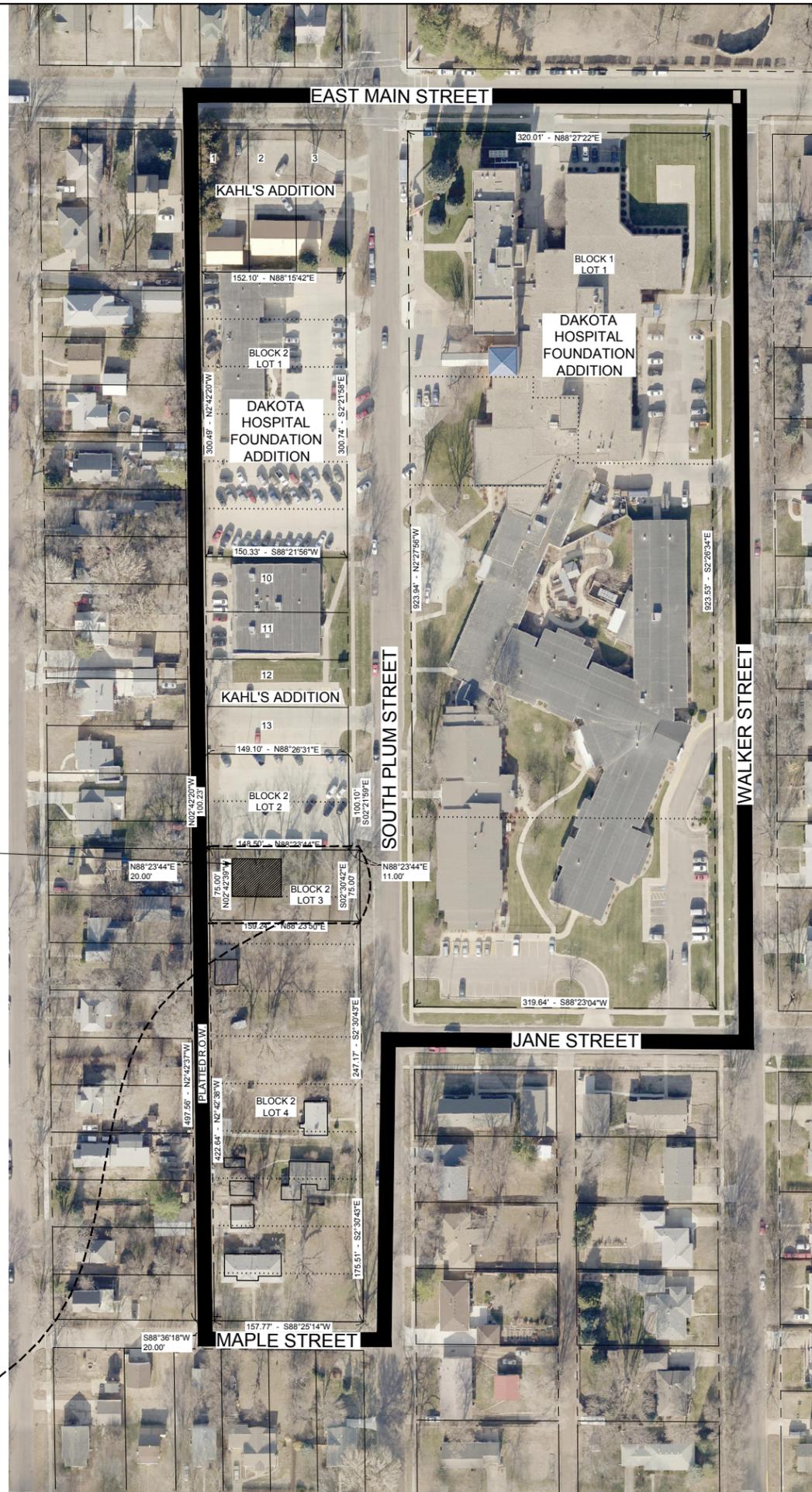
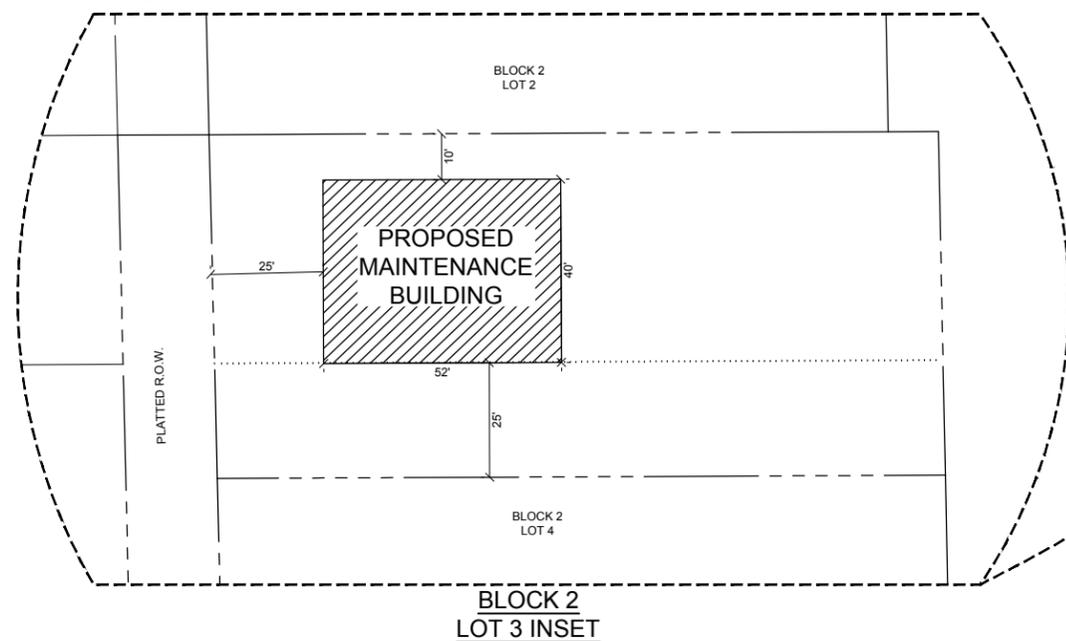
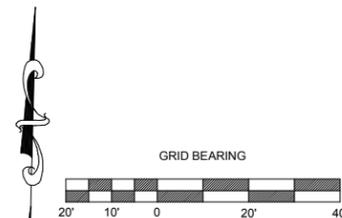
- LOTS 1, 2 AND 3, KAHL'S ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

PERMITTED LAND USES, MINIMUM LOT AREA, MINIMUM SETBACKS, MAXIMUM HEIGHTS - SEE EXHIBIT A

ANTICIPATED DEVELOPMENT SEQUENCE (TIME FOLLOWING PDD APPROVAL)

- | | |
|---|---|
| LOT 1, BLOCK 1, DAKOTA HOSPITAL FOUNDATION ADDITION | (PHASES 1-5 OVER NEXT 5 YEARS) |
| LOTS 1-3, KAHL'S ADDITION | (NO IMMEDIATE PLANS) |
| LOT 1, BLOCK 2, DAKOTA HOSPITAL FOUNDATION ADDITION | (NO IMMEDIATE PLANS) |
| LOTS 10-13, KAHL'S ADDITION | (NO IMMEDIATE PLANS) |
| LOT 2, BLOCK 2, DAKOTA HOSPITAL FOUNDATION ADDITION | (NO IMMEDIATE PLANS) |
| LOT 3, BLOCK 2, DAKOTA HOSPITAL FOUNDATION ADDITION | (WITHIN 1 YEAR) |
| LOT 4, BLOCK 2, DAKOTA HOSPITAL FOUNDATION ADDITION | (RAZING EXISTING BUILDINGS IN THE FUTURE) |

PROPOSED MAINTENANCE BLDG



GRID BEARING
SCALE: 1" = 150'

HORIZONTAL DATUM:
- NAD 83
- PROJECTION: SOUTH DAKOTA STATE PLANE COORDINATES SOUTH ZONE (4002)

VERTICAL DATUM:
- NAVD 88
- GEOID 09

BASIS OF BEARING: GEODETIC NORTH

ALL DIMENSIONS SHOWN ARE IN TERMS OF U.S. SURVEY FEET

LEGEND:

PDD BOUNDARY

BANNER
 CONSULTANTS

14 W. Main St. Suite A
 Vermillion, South Dakota 57069
 1-855-323-6342
 www.bannerassociates.com

CONSULTANTS:

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

PROJECT TITLE:
COMMUNITY HEALTHCARE ORIENTED PLANNED DEVELOPMENT DISTRICT

PROJECT LOCATION:
 VERMILLION, SOUTH DAKOTA

REV.	DATE	DESCRIPTION

DRAWN BY: NGE
 DESIGNED BY: RSU
 CHECKED BY: HNH
 JOB NO: 21952.00
 DATE: AUGUST, 2014

SCALE REDUCTION BAR

SHEET TITLE:
INITIAL DEVELOPMENT PLAN - SITE PLAN

SHEET NO.:
1

F:\21952-00\Design Phase\Acad\Maintenance BLDG.dwg:8/21/2014 4:21 PM

August 7, 2014

Mr. Bob Iverson - Planning Commission Chairman
25 Center Street
Vermillion, SD 57069

Re: Request City Initiated Zoning Changes for Dakota Hospital Foundation

Dear Mr. Iverson:

This letter has been prepared on behalf of the Dakota Hospital Foundation to request City initiated zoning changes from R-2 (Residential – Medium Density) to a Community Oriented Healthcare Planned Development District.

The areas in the proposed Community Oriented Healthcare Planned Development District are shown in the attachment and include:

1. Lots 11-20 of Block 3 of East Side Addition
2. Lots 1-15 of Kahl's Addition
3. Lots 1-4 of Hospital Addition

Currently, lots 1-4 of the Hospital Addition are zoned as R-2 and the remaining lots are zoned NC. However, this request is to consider all the aforementioned lots be rezoned in a Community Oriented Healthcare Planned Development District.

The reason for this request is to encourage a well-planned, community oriented healthcare district. This planned development district will support local access to quality healthcare for the community of Vermillion and surrounding communities. The request is also being made to allow for a planned and coordinated mix of land uses which will allow for flexibility with future improvements within the district. These land uses will be compatible with adjacent land uses and will fit within surrounding environment.

As part of this Planned Development District, the Dakota Hospital Foundation is currently working on a project that will expand and remodel the existing hospital facility. The Planned Development District will also allow for future development of additional healthcare facilities in a coordinated and practical manner.

Thank you for your consideration.

Respectfully,



Richard Uckert, PE, LSIT
Banner Associates, Inc.

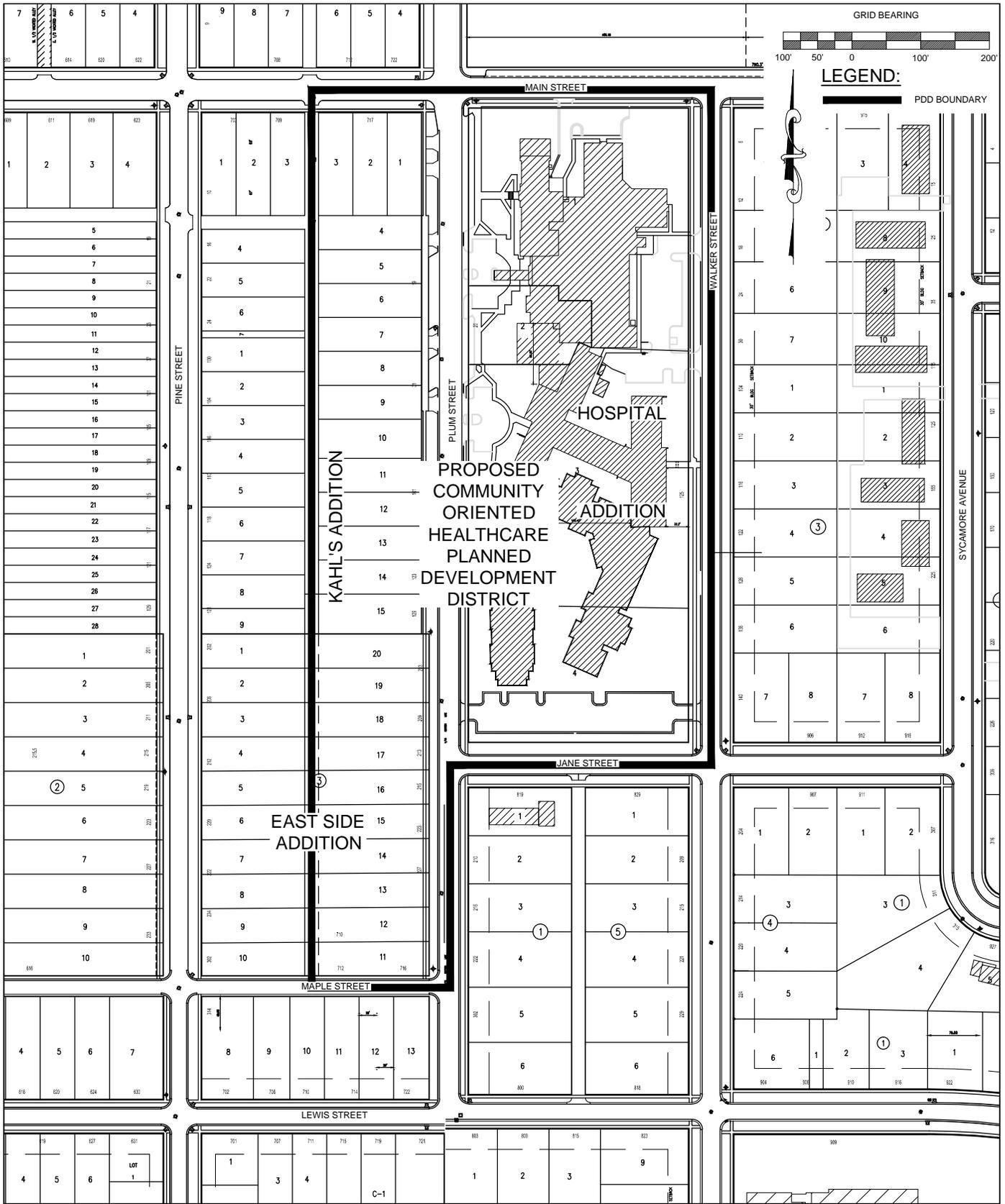
Mr. Bob Iverson
August 7, 2014
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Encl.

cc: Andrew Colvin (email)

Timothy Tracy (email)



BANNER ASSOCIATES

14 W. Main St. Suite A
Vermillion, South Dakota 57069
1-855-323-6342
www.bannerassociates.com

PROJECT TITLE :
PROPOSED COMMUNITY ORIENTED HEALTHCARE PLANNED DEVELOPMENT DISTRICT

PROJECT LOCATION :
VERMILLION,
SOUTH DAKOTA

SHEET TITLE :
OVERALL SITE LAYOUT

DRAWN BY: NGE
DESIGNED BY: RSU
CHECKED BY: RSU
JOB NO : 21952.00.01
DATE : AUGUST, 2014

SCALE REDUCTION BAR
0 1/2" 1"

SHEET NO. :
1