

STAFF REPORT

November 21, 2002

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**No. 02PD061 - Planned Commercial Development - Initial and Final Development Plan**      **ITEM 44**

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GENERAL INFORMATION:

PETITIONER	Steven Jones for Beverly Healthcare Center
REQUEST	<b>No. 02PD061 - Planned Commercial Development - Initial and Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of Lot X of Rehder Tract, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.16 acres
LOCATION	916 Mountain View Road
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	Park Forest District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	10/11/2002
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Planned Commercial Development – Initial and Final Development Plan be approved with the following stipulations:

Urban Planning Division Recommendations:

1. The applicant shall submit a lighting and sign package prior to Planning Commission approval; and,
2. The Planned Development is approved contingent on the corresponding Rezoning (02RZ063) being approved.

GENERAL COMMENTS: (Updates to the staff report are shown in bold) This request was continued from the November 7, 2002 Planning Commission Meeting due to an error in the advertising of the accompanying rezoning request. No other part of this staff report has been revised. The applicant is proposing to construct a 242 square foot elevator expansion to the existing nursing home. The lot involved in this process is 1.16 acres in area. There is a 33,000 square foot, long term care facility with 99 licensed beds located on the lot. The facility has approximately 30 staff for each shift. The property is currently zoned General

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Commercial Zoning District located adjacent to Mt. View Road. This application is being considered in conjunction with a rezoning of the property to Office Commercial (02RZ063).

A building permit was issued for the construction of a single family residence on this site in 1952. In 1967, a building permit was issued authorizing the construction of a rehabilitation center. In 1972, a permit was issued authorizing some work. The nursing home is proposing to construct a 242 square foot elevator addition. This will insure adequate access to the upper level of the facility while other work is being completed on the site to bring the facility into compliance with Life Safety Code requirements.

STAFF REVIEW: Staff has reviewed this proposed Initial Development Plan and has noted the following considerations:

Parking – The parking requirement for a 54 room nursing home is 27 off-street parking spaces. The nursing home facility has 31 off-street parking spots, and they lease additional parking spaces off-site. The 31 off-street parking spaces exceed the minimum requirement of the zoning ordinance.

Landscaping – The landscaping requirement for the proposed site given the building size and the lot size is 15,514 points. The applicant has submitted a site plan showing 22,000 landscaping points which exceeds the minimum requirement for landscaping at the site.

Setbacks – The front yard setback requirement in the Office Commercial Zoning District is 25 feet. The existing structure only has a 20 foot setback as identified on the site plan. Since the side and rear yard setback requirements for Office Commercial are the same as the abutting property, then the setbacks are zero feet, since the abutting properties are zoned General Commercial District. General Commercial Districts do not have any setback requirements for side yards and rear yards unless they abut alleys or residential districts. Staff supports this request because the existing conditions create an economically infeasible situation to increase the distance from the structure to the front lot line to be in compliance with the front yard setback.

Lot Coverage – With a foot print of 17,758 square feet, and a lot size of 50,529 square feet, the lot coverage for the site is 35.14%. The maximum lot coverage in an office commercial district is 35 percent. Staff supports this minor exception from the zoning ordinance to increase the health and safety of the development.

Staff has reviewed this request with respect to the provisions of Section 17.10.050 of the Municipal Code regarding planned developments. Staff believes that the granting of the Major Amendment to a Planned Residential Development would be consistent with the purposes and intent of the Zoning Ordinance. In addition, staff supports the development to allow the nursing home to be brought into compliance with current codes and ordinances.

The required Planned Residential Development sign has been posted on the property; however, the receipts from certified mailing have not been returned as of the writing of this staff report. Staff will inform the Planning Commission if the certified mailing receipts are not received prior

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to the public meeting.