

STAFF REPORT

December 19, 2002

No. 02UR031 - Major Amendment to a Conditional Use Permit to allow a 12,000 square foot addition to a nursing home **ITEM 29**

GENERAL INFORMATION:

PETITIONER	Lyle Henriksen for Wesleyan Health Care Center
REQUEST	No. 02UR031 - Major Amendment to a Conditional Use Permit to allow a 12,000 square foot addition to a nursing home
EXISTING LEGAL DESCRIPTION	Tract B of Wesleyan Christian Center, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.0 acres
LOCATION	2000 Wesleyan Boulevard
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	General Agriculture District
South:	Medium Density Residential District/General Agriculture District
East:	General Agriculture District
West:	Office Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/20/2002
REPORT BY	Jeff Marino

RECOMMENDATION:

Staff recommends that the Major Amendment to a Conditional Use Permit to allow a 12,000 square foot addition to a nursing home be continued to the January 9, 2003 Planning Commission meeting.

GENERAL COMMENTS: The Conditional Use Permit (formerly known as a Use on Review) to allow a home for the aged at 2000 Wesleyan Boulevard was approved with stipulations on November 16, 1987. These stipulations were:

1. that all Life and Safety Codes be a continual requirement
2. that off-street parking and circulation be paved.

The property was rezoned at that time to Medium Density Residential Zoning District to

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allow the home for the aged as a conditional use. Currently there appears to be a 35,000 square foot nursing home on the site, and the applicant is proposing to construct a 12,000 square foot addition to the existing building. The addition will allow for an increased common area, a basement, and an increase in private rooms; however, the applicant has stated that the number of patients at the site will remain the same.

STAFF REVIEW: Staff has reviewed the proposed Conditional Use Permit and has noted the following issues:

Landscaping: The applicant has submitted a site plan showing the foot print of a 43,000 square foot building. The lot is 217,800 square feet in area. The landscaping requirement for a lot of this size with the proposed development is 174,800 landscaping points. The applicant has submitted a site plan that does not identify the species of landscaping materials proposed to be installed or the detailed number of points proposed for installation. This information needs to be reviewed to insure that the landscaping is suitable for the development.

Proposed Basement: Information regarding the proposed basement use must be submitted prior to approval by the Planning Commission. A floor plan detailing the proposed use in the basement will verify that the applicant's intent to use the basement will be in accordance with the City of Rapid City Municipal Code including parking requirements, building and fire codes.

Fire Hydrants: The petitioner must show access to the fire hydrant at the east end of the property. A site plan showing additional information was submitted on December 9, 2002 showing accessibility to the fire hydrant. However, the Engineering Division and the Fire Department need to review these revisions to verify adequate accessibility and safety.

Grading: The Engineering Division has stated that information regarding a waste site grading plan needs to be reviewed prior to Planning Commission approval. In addition, if the petitioner is proposing to take excavated material from this site to adjacent properties grading plans will be needed for these properties as well.

Utilities: A site plan showing additional civil engineering information was submitted on Monday, December 9, 2002. This site plan needs to be reviewed in order to adequately determine if the proposed utilities will be suitable for the development. Information regarding existing and proposed water lines and sewer lines needs to be reviewed in order to determine if the size, location, and material is adequate.

Drainage: A grading plan showing the master drainage needs to be reviewed in order to determine if water flows from the east will affect future development. The drainage system from Plaza Drive upstream needs to be addressed in the study. In addition, street flows, storm sewers, channels, etc. need to be reviewed in order to determine that adequate drainage will be served on the site.

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Parking: The off-street parking requirement for a nursing home is .5 spaces per room. There appears to be 66 rooms. The minimum parking requirement would be 33 off-street parking spaces. The submitted site plan shows 91 off-street parking spaces which exceeds the minimum parking requirement.

Lot Coverage: The maximum lot coverage allowed in the Medium Density Residential Zoning District is 30 percent. The proposed lot coverage is 21 percent complying with the maximum lot coverage requirement.

Setbacks: The proposed development complies with all the minimum required setbacks.

Signage: The applicant has submitted information stating that the existing signage at the development will be salvaged. In addition, a revised site plan shows it will be relocated in approximately the same area of the site at the Northwest corner of the building. The sign is a front lit, monument sign, and it is earth tone in color. However, information stating the construction materials needs to be submitted to verify that it will consistent with the existing structure.

Lighting: The submitted site plan shows lighting in the parking lot. This lighting must be built and designed as to minimize the impacts on surrounding land uses.

Staff is recommending continuation of the request to the January 9th, 2002 Planning Commission meeting to allow the applicant to submit additional information. This information must be submitted by December 13, 2002 to allow this request to be considered at the January 9, 2002 Planning Commission meeting. If this information is not submitted by that date, staff will recommend that this request be continued to the January 23, 2002 Planning Commission meeting. A footings and foundation permit has been issued for the site addition in compliance with City Ordinance.

The notification requirements of surrounding property owners have been met by the petitioner. A sign stating that a Conditional Use Permit has been requested is posted on the property, and the required certified mailings have been completed. Staff has not received any comments regarding the proposed expansion.