

STAFF REPORT

February 6, 2003

No. 02UR031 - Major Amendment to a Conditional Use Permit to allow a 12,000 square foot addition to a nursing home **ITEM 27**

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 February 20, 2003 Planning Commission meeting to allow the applicant to address access issues and submit additional information.**

GENERAL COMMENTS: (Updates to the staff report are shown in bold.) This request was continued from the January 23, 2003 Planning Commission meeting. 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; and,

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2. That off-street parking and circulation be paved.

The property was rezoned at that time to Medium Density Residential Zoning District to 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. On December 23, 2002, the applicant submitted a revised landscaping plan showing the types of trees and shrubs that would be used to fulfill the landscaping requirements.

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. The applicant has submitted a document stating the proposed use of the basement will be storage, laundry services, HVAC equipment, maintenance, and housekeeping services. The applicant has also stated that there will be no patient care or use by the patients in the basement of the facility.

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. The site plan submitted December 9, 2002 shows a driveway accessing a public road where right of way has not been platted. The applicant has shown this road to meet fire hydrant access requirements; however, revisions to the site plan need to be made. A revised site plan showing compliance with the City of Rapid City Municipal Code for access to fire hydrants needs to be submitted prior to approval by the Planning Commission or the right-of-way must be dedicated, design plans submitted for review, and approval and surety posted for the improvements. On December 20, 2003 City Staff have reviewed the plans submitted, and some revisions need to be made prior to approval. The submitted site plan shows public right of way being extended onto the applicant's property. This right of way needs to be platted through the creation of an H lot to allow the public road to be extended.

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Another option would be to relocate the fire hydrant to create a hammer head turn around for emergency vehicles to turn around. Changes need to be made to the site plan in regards to the access to the fire hydrants, and the proposed construction of any additional access points will need to be reviewed prior to approval. **On January 21, 2003, the applicant submitted a revised site plan regarding access to fire apparatus on the site. The submitted site plan is currently being reviewed by City Staff to determine compliance with the City of Rapid City Municipal Codes.**

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. Information regarding a master drainage plan needs to be submitted prior to Planning Commission approval. In addition, information concerning an erosion control plan needs to be reviewed by City Staff in order to insure compliance with the Rapid City Municipal Code prior to construction. Staff has reviewed the proposed drainage plan that was submitted on December 9, 2002, and further revisions need to be made to the location and direction of the storm water drainage off of the proposed southern access way. Revisions showing adequate drainage on the site need to be submitted and reviewed prior to approval by the Planning Commission.

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

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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.

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 February 20, 2003** Planning Commission meeting to allow the applicant to submit additional information. 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.