

STAFF REPORT

April 8, 2004

**No. 04UR005 - Conditional Use Permit to allow for the expansion of
an existing health care facility**

ITEM 39

GENERAL INFORMATION:

PETITIONER	Thurston Design Group, LLP for Presbyterian Retirement Village
REQUEST	No. 04UR005 - Conditional Use Permit to allow for the expansion of an existing health care facility
EXISTING LEGAL DESCRIPTION	All of Block 24A, Robbinsdale No. 7 Subdivision, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.86 Acres
LOCATION	255 Texas Street
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Medium Density Residential District w/PDD
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	03/12/2004
REPORT BY	Todd Tucker

RECOMMENDATION:

Staff recommends that the Conditional Use Permit to allow for the expansion of an existing health care facility be approved with the following stipulations:

1. Prior to initiation of construction, a building permit shall be obtained, and a Certificate of Occupancy shall be obtained prior to occupancy of the building;
2. The parking plan shall continually comply with all requirements of the Zoning Ordinance;
3. A minimum of 551,716 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
4. Prior to the construction or conversion of any sign on the property, a sign permit shall be obtained;
5. The new addition to the skilled nursing center shall be fully fire sprinkled and fully fire alarmed;
6. The new addition shall not block any existing fire hydrants or access to any existing structures;

STAFF REPORT
April 8, 2004

No. 04UR005 - Conditional Use Permit to allow for the expansion of an existing health care facility **ITEM 39**

7. All Uniform Fire Codes shall be continually met;
8. Prior to issuance of a Building Permit, drainage and grading plans shall be submitted showing any increase runoff calculations and drainage routes;
9. Prior to issuance of a Building Permit, plans indicating if water and sanitary sewer service will be via existing lines or if new service lines will be installed shall be provided; and,
10. The Conditional Use Permit shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: The applicant is requesting a Conditional Use Permit to allow a skilled nursing center in a Medium Density Residential Zoning District. The applicant is proposing to construct a 7,400 square foot addition to an existing 20,625 square foot skilled nursing center currently located on the subject property in conjunction with an assisted living center.

STAFF REVIEW: Staff has reviewed this request for a Conditional Use Permit as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Building Permit: Staff noted that a Building Permit must be obtained prior to any construction, and a Certificate of Occupancy must be obtained prior to occupancy of the building.

Parking: As previously indicated there is currently a skilled nursing center and an assisted living center located on the property. Section 17.50.270 of the Rapid City Municipal Code requires 174 off street parking stalls, with six being handicapped accessible, be provided for the existing skilled nursing center and proposed addition and the existing assisted living center. The applicant's site plan shows 202 off street parking stalls, with 18 being handicapped accessible, being provided. There is also an additional 64 parking stalls provided by single car garages located on the subject property.

Landscaping: Ordinance 17.50.300 of the Rapid City Municipal Code requires landscaping be provided for multiple-family zoning districts. The site plan submitted shows 985,110 landscaping points provided which exceeds the 551,716 landscaping points required. The landscaping plan submitted shows numerous shrubs and trees located within the development and along the exterior of the property which will provide a visual screening from the adjacent properties and streets.

Signage: Staff noted that a Sign Permit must be obtained prior to the construction or conversion of any sign on the property.

Fire Safety: Staff noted that the new addition to the skilled nursing center must be fully fire sprinkled and fully fire alarmed. Staff also noted that the new addition must not block any existing fire hydrants or access to any existing structures.

Drainage and Grading: Staff noted that no drainage or grading plans were submitted with the application. Prior to issuance of a Building Permit, drainage and grading plans must be submitted showing any increase runoff calculations and drainage routes.

STAFF REPORT
April 8, 2004

No. 04UR005 - Conditional Use Permit to allow for the expansion of an existing health care facility **ITEM 39**

Utilities: Staff noted that no indication was provided as to where water and sanitary sewer service will be located. Prior to issuance of a Building Permit, plans indicating if water and sanitary sewer service will be via existing lines or if new service lines will be installed shall be installed.

Staff recommends approval of the Conditional Use Permit with the above stated stipulations.