

STAFF REPORT
November 8, 2007

No. 07PD088 - Planned Commercial Development - Initial Development Plan **ITEM 38**

GENERAL INFORMATION:

APPLICANT	Clarkson Mountain View Health Care Facility
AGENT	FourFront Design, Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	No. 07PD088 - Planned Commercial Development - Initial Development Plan
EXISTING LEGAL DESCRIPTION	Lot 2 of the SE1/4 NE1/4, less Lot H1, Section 3, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.5 acres
LOCATION	1015 Mountain View Road
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Park Forest District
West:	General Commercial District
PUBLIC UTILITIES	Public
DATE OF APPLICATION	10/12/2007
REVIEWED BY	Jonathan Smith / Ted Johnson

RECOMMENDATION:

Staff recommends that the Planned Commercial Development - Initial Development Plan be approved with the following stipulations:

1. Upon submittal of a Final Development Plan, the applicant shall submit for review and approval a landscape plan that meets the requirements of Section 17.50.300.
2. Upon submittal of a Final Development Plan, the applicant shall submit for review and approval a grading and drainage plan.
3. Prior to approval of a Final Development Plan, the applicant shall obtain a Flood Plain Development Permit.
4. Upon submittal of a Final Commercial Development Plan application, a complete sign package, including any proposed signage on the building and direction signs within the parking lot, shall be submitted for review and approval. In addition a sign permit shall be

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- obtained for each sign.
5. The structure shall be used as a nursing home unless otherwise specifically authorized as a stipulation of the Final Commercial Development Plan application or a subsequent Major Amendment to the Commercial Development Plan shall be obtained.
 6. The International Fire Code shall be continually met. In particular, the structure(s) shall be fully fire sprinkled and fire alarmed as per the 2003 International Fire Code;
 7. Prior to issuance of a building permit, a Final Commercial Development Plan shall be reviewed and approved;
 8. The building shall conform architecturally to the plans and elevations submitted as part of this Planned Commercial Development - Initial Development Plan;
 9. The parking plan shall continually comply with all requirements of the Zoning Ordinance and the approved parking plan;
 10. The Planned Commercial Development 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. A time extension may be granted if identified and requested as a part of a phasing schedule submitted with the Final Commercial Development Plan application; or upon written request to the Growth Management Director, and prior to the Final Development Plan approval expiration date, a one year extension for Final Development Plan approval may be granted.

GENERAL COMMENTS:

The applicant has submitted a Planned Commercial Development- Initial Development Plan. The property is located at 1015 Mountain View Road. Currently, the Clarkson Mountain View Health Care Facility is located on the property. The property was platted on November 28, 1956. Staff has noted that the facility is being used as a nursing home, and that a Use on Review (#786) was granted by City Council on July 20, 1987 to allow a "home for the aged" in a Medium Density Zoning District. The applicant is proposing to add an addition to the structure. The applicant is not proposing to increase the capacity of the facility; rather the applicant is proposing to make living arrangements for the patrons more spacious, as well as construct additional parking and renovate the existing rooms. The property is currently zoned Medium Density Residential.

STAFF REVIEW:

Staff has reviewed the applicant's request for a Planned Commercial Development- Initial Development Plan and noted the following considerations:

AREA REGULATIONS:

The existing structure, as well as, the proposed addition meets the minimum setback requirements set forth in Section 17.12.050. The required setbacks include a 25 foot minimum front yard setback, an eight foot minimum side yard setback for one-story structures, and a 25 foot minimum rear yard setback. The applicant is proposing a total structure coverage of 35,800 square feet on a 4.67 acre lot. The total lot coverage of the existing building and proposed structure(s) is 17%. The applicant's proposal meets the minimum standard of no more than 30% of lot coverage by structures in a Medium Density Zoning District.

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USE:

As noted the applicant was granted a Use on Review (#786) to allow a nursing home in a Medium Density Residential Zoning District. The applicant is not proposing any change in use, nor is the applicant increasing the capacity of the facility.

ELEVATIONS:

The applicant has submitted elevations drawings that identify the proposed addition as matching the existing structure. These elevations identify a red brick façade that is accented by earth tone siding.

PARKING:

Per Section 17.50.270 the applicant is required to provide 0.5 off-street parking spaces per room for a nursing home use. The applicant has submitted a site plan identifying 62 parking spaces, four of which are handicap accessible, and two of which are van accessible. The applicant's site plan also identifies 52 rooms, the applicant is required to provide 26 off-street parking spaces. The submitted site plan meets the minimum requirements to Section 17.50.270.

FLOOD PLAIN:

A portion of the property is located within the Federally Designated 100 year flood plain. Prior to approval of a Final Development Plan, the applicant must obtain a Flood Plain Development Permit.

ACCESS:

During the review concerns were expressed with the easterly driveway on the northern portion of the property that connects to the northerly access road. Those concerns relate to the driveway's close proximity to the intersection of Mountain View Drive and the northerly access road. Staff is suggesting that the applicant consider relocating the driveway farther west of the proposed connection. This relocation of the proposed driveway would allow more stacking room for traffic along the northerly access road.