

STAFF REPORT  
September 25, 2008

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**No. 08PD047 - Planned Residential Development - Final ITEM 39  
Development Plan**

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GENERAL INFORMATION:

APPLICANT	Clarkson Mountain View Health Care Facility
AGENT	FourFront Design, Inc.
PROPERTY OWNER	City of Rapid City
REQUEST	<b>No. 08PD047 - Planned Residential Development - Final Development Plan</b>
EXISTING LEGAL DESCRIPTION	Lot 2 of the SE1/4 of the NE1/4, 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:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/29/2008
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Final Development Plan be approved with the following stipulations:

1. Prior to Planning Commission approval, the location, screening and noise rating of any exterior mechanical equipment shall be submitted for review and approval;
2. Prior to Planning Commission approval, water supply information with fire flow data and calculations shall be submitted for review and approval;
3. Prior to Planning Commission approval, additional sanitary sewer information shall be submitted for review and approval verifying that adequate capacity exists for the additional flows;
4. Prior to Planning Commission approval, a revised site plan shall be submitted for review and approval demonstrating that the truck loading area functions correctly with the

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5. proposed improvements in place;
6. Prior to any construction within the 100 year federally designated floodplain, a Floodplain Development Permit shall be obtained;
7. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
8. Prior to issuance of a building permit, an Erosion and Sediment Permit shall be obtained;
9. Prior to issuance of a building permit, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Development Service Center Division;
10. A Permit to Work in the Right-of-way shall be obtained prior to the start of any construction in the street rights-of-way;
11. An Air Quality Permit shall be obtained prior to any surface disturbance in excess of one acre;
12. The proposed structure(s) shall conform architecturally to the plans and elevations and color palette submitted as part of the Residential Development Plan;
13. All signage shall conform to the design, color and location as shown in the sign package submitted as a part of the Planned Residential Development. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Residential Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the sign(s) shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained;
14. All fencing shall conform architecturally to the proposed elevations, color palette and design plans submitted as part of this Initial and Final Planned Residential Development;
15. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way to preclude creating a hazard to the passing motorist or constituting a nuisance of any kind;
16. The dumpster(s) shall be located as shown on the site plan and screened on all four sides as proposed;
17. All currently adopted Fire Codes shall be met;
18. A minimum of 202,210 landscaping points shall be provided. The landscaping plan shall comply with all requirements of the Zoning Ordinance. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
19. A minimum of 29 parking spaces shall be provided. In addition, 2 of the parking spaces shall be handicap accessible spaces. One of the handicap spaces shall be "van accessible". All provisions of the Off-Street Parking Ordinance shall be continually met;
20. The Planned Residential Development shall be used as a maximum 52 occupancy skilled nursing facility with administrative offices. Any other use shall require a Major Amendment to the Planned Residential Development. In addition, any expansion in the occupancy of the nursing facility shall require a Major Amendment to the Planned Residential Development and shall be subject to the State's current skilled nursing bed moratorium being lifted;
21. All provisions of the Medium Density Residential District shall be met unless an exception is specifically authorized as a stipulation of this Final Residential Development Plan or a subsequent Major Amendment; and,

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21. The Planned Residential 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 one year time extension may be granted if a written request is submitted to the Growth Management Director prior to the Final Residential Development Plan approval expiration date.

GENERAL COMMENTS:

The applicant has submitted a Final Residential Development Plan to remodel an existing skilled nursing facility known as "Clarkson Mountain View Health Care Facility". In particular, the applicant is proposing to remove and reconstruct the two existing wings and the administrative area and to construct two additional wings. The applicant has indicated that the project will be constructed in three phases beginning in October, 2008 and completed in October, 2010.

On November 8, 2007, the Planning Commission approved an Initial Residential Development Plan (File #07PD088) to remodel the skilled nursing facility located on the property.

The property is located north and west of the intersection of Jackson Boulevard and Mountain View Road. The "Clarkson Mountain View Health Care Facility" is currently located on the property.

STAFF REVIEW:

Staff has reviewed the Final Residential Development Plan and has noted the following considerations:

Use: The applicant has State approval to operate a 52 occupancy skilled nursing facility. The existing facility currently has 36 rooms. The applicant is proposing to add ten additional rooms for a total of 46 rooms in order to make the living arrangements for the patrons more spacious. The applicant has indicated that the proposed expansion will not increase the occupancy of the facility.

Staff is recommending that the Planned Residential Development be used as a maximum 52 occupancy skilled nursing facility with administrative offices. Any other use will require a Major Amendment to the Planned Residential Development. In addition, any expansion in the occupancy of the nursing facility will require a Major Amendment to the Planned Residential Development and will be subject to the State's current skilled nursing bed moratorium being lifted.

Floodplain: A portion of the property is located with the 100 year federally designated floodplain area, which requires that a Floodplain Development Permit be obtained prior to any construction within this area of the property. The Federal Emergency Management Agency has stated that a health care facility is considered a critical facility requiring that special consideration be given when formulating regulatory alternatives and floodplain management plans. In particular, the applicant must demonstrate to the Federal Emergency Management Agency that the facility can continue to function and provide services after a flood. Staff is

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recommending that prior to any construction within the 100 year federally designated floodplain, a Floodplain Development Permit be obtained from the City. The applicant is required to also meet all of the Federal Emergency Management Agency floodplain development regulations.

Water: The construction plans show that an existing 6 inch water service line will be utilized to serve the facility. The proposed improvements to the structure will result in an approximate 80% increase in building area. To date, water supply or fire flow information has not been submitted demonstrating that the existing service line has the capacity to serve the proposed expansion. As such, staff is recommending that prior to Planning Commission approval, water supply information with domestic and fire flow data and calculations be submitted for review and approval.

Sewer: The construction plans show that an existing 6 inch sanitary sewer service line will serve the northeast wing. In addition, the existing southeast wing and the proposed south and southwest wings will utilize a private sanitary sewer main located along the south side of the property, which will tie into an existing off-site manhole located in the southwest area of the property. To date, the applicant has not verified that the existing sewer in the southwest area of the property has adequate capacity for additional flows. As such, staff is recommending that prior to Planning Commission approval, additional sanitary sewer information be submitted for review and approval verifying that adequate capacity exists for the additional flows.

Design Features: The applicant has submitted elevations of the proposed structure identifying that the building is one story with a peaked shingled roof. In addition, the applicant has indicated that the building will be constructed with cultured stone, pre-finished cement lap siding, pre-finished metal fascia and pre-finished cement trim. In general, the color scheme includes shades of tan and brown. Staff is recommending the proposed structure(s) conform architecturally to the plans, elevations and color palette submitted as part of this Planned Commercial Development Plan.

Landscaping Plan: A minimum of 155,216 landscape points are required on the lot. The applicant has submitted a landscaping plan showing 202,210 landscape points on the lot. Staff is recommending that the landscaping be provided as proposed. In addition, the landscaping plan must comply with all requirements of the Zoning Ordinance. All landscaping must also be continually maintained in a live vegetative state and replaced as necessary.

Parking: The nursing facility requires that a minimum of 29 parking spaces be provided. Two of the parking spaces must be handicap accessible with one of the spaces being "van accessible". The parking plan identifies 47 parking spaces with two handicap accessible spaces. In addition, one of the handicap spaces is "van accessible".

Staff is recommending that a minimum of 29 parking spaces be provided as required. In addition, two of the parking spaces must be handicap accessible spaces. One of the handicap spaces must be "van accessible". All provisions of the Off-Street Parking

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Ordinance must be continually met.

Truck Route: The site plan identifies a loading dock area located in the northwest corner of the property. However, the site plan does not show the on-site truck turning movements to ensure that the location of the loading dock area functions correctly. As such, staff is recommending that prior to Planning Commission approval, a revised site plan be submitted for review and approval demonstrating that the truck loading area functions correctly with the proposed improvements in place.

Signage: The applicant has submitted a sign package showing a 7 foot 5 3/8 inch wide by 5 foot 4 1/8 inch high ground sign located in the northeast corner of the property. The applicant has indicated that the sign will be constructed of cultured stone and concrete with raised dark aluminex painted letters and logo. The sign will have the same brown tones as the structure and will advertise the nursing home facility located on the property.

Staff is recommending that the signage conform to the design, color and location as shown in the sign package submitted as a part of the Planned Residential Development. Changes to the proposed sign package, which the Growth Management Director determines to be consistent with the original approved sign package, may be allowed as a Minimal Amendment to the Planned Residential Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the sign(s) must be designed to preclude shining on the adjacent properties and/or street(s). A sign permit must also be obtained.

Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the September 25, 2008 Planning Commission meeting if these requirements have not been met.

Staff is recommending that the Final Planned Residential Development be approved with the stipulations as outlined above.