

STAFF REPORT
June 10, 2010

No. 10UR014 - Major Amendment to a Conditional Use Permit

ITEM 26

GENERAL INFORMATION:

APPLICANT	Presbyterian Retirement Village of Rapid City
AGENT	FourFront Design, Inc.
PROPERTY OWNER	Presbyterian Retirement Village of Rapid City
REQUEST	No. 10UR014 - Major Amendment to a Conditional Use Permit
EXISTING LEGAL DESCRIPTION	All of Block 24A of Robbinsdale Addition No. 7, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 15.0 acres
LOCATION	255 Texas Street
EXISTING ZONING	Medium Density Residential District - Low Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District - Low Density Residential District
South:	Low Density Residential District
East:	Low Density Residential District
West:	Medium Density Residential District (Planned Residential Development) - Office Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	5/14/2010
REVIEWED BY	Jim Flaaen / Karley Halsted

RECOMMENDATION:

Staff recommends that the Major Amendment to a Conditional Use Permit be approved with the following stipulations:

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy be obtained prior to occupancy;
2. A minimum of 174 off-street parking spaces be provided, with a minimum of six being handicap accessible with one being "van" accessible;
3. A minimum of 541,858 landscape points be provided. The landscaping shall be installed as per the approved landscape plan and the Rapid City Municipal Code and shall be maintained so as to present a healthy, neat appearance at all times and shall be kept

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- free from refuse and debris;
4. An Air Quality Permit shall be obtained prior to any surface disturbance of one acre or more;
 5. The buildings shall conform architecturally to the plans and designs of the approved plans;
 6. All provisions of the currently adopted International Fire Code shall be continually met;
 7. The new addition to the skilled nursing center shall be fully fire sprinklered and fully fire alarmed;
 8. The proposed expansion shall be used for campus amenities. The addition of new apartment units shall require an amendment to the Conditional Use Permit;
 9. The new addition shall not block any existing fire hydrants or access to any existing structures;
 10. All signage shall conform to the design, color and location as shown in the sign package approved as a part of the Conditional Use Permit. No electronic signs are approved as a part of this Development Plan. The addition of electronic signage will require a Major Amendment to the Conditional Use Permit. 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 Conditional Use Permit. 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 signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
 11. The lighting shall be designed to be reflected within the property boundaries so as not to shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind; and,
 12. The Conditional Use Permit shall expire if the use is not undertaken 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 has submitted a Major Amendment to a Conditional Use Permit to allow for the expansion of campus amenity facilities on the property. The applicant is proposing to construct a 9,858 square foot footprint addition to the existing 139,145 square foot building.

On April 8, 2004, the Planning Commission approved with stipulations a Conditional Use Permit to allow for the expansion of an existing health care facility. Stipulations of approval included:

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 will all the requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a love 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;

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6. The new addition shall not block any existing fire hydrants or access to any existing structures;
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.

The applicant is now proposing to expand the existing skilled nursing facility and assisted living center to provide expanded campus amenities. In particular, the applicant is proposing to provide a pool and locker room facility, increase the size of the fitness space, provide additional theater space, increase the salon size, increase the game room size, provide additional social spaces, consolidate the administrative staff, provide a private dining space adjacent to the dining area and solve the kitchen corridor conflict to allow food to pass directly from the kitchen to the dining room rather than crossing through the corridor. No new apartments are planned as a part of this expansion.

The property is located at 255 Texas Street, which is on the east side of 5th Street and south of Texas Street. A skilled nursing facility and assisted living center is currently located on the property.

STAFF REVIEW: Staff has reviewed this Major Amendment to a Conditional Use Permit and has noted the following considerations:

Use: The proposed expansion to the building shall be used as campus amenities. No additional apartments are being proposed as a part of this Major Amendment to the Conditional Use Permit. The addition of new apartment units shall require an amendment to the Conditional Use Permit.

Permits: A building permit must be obtained prior to start of construction of the proposed expansion and a Certificate of Occupancy must be obtained prior to occupancy. In addition, an Air Quality Permit must be obtained for disturbances of more than one acre.

Parking: The Conditional Use Permit previously approved required that 174 off-street parking spaces be provided on the property for the skilled nursing facility and assisting living center. The previously approved parking plan identified 202 off-street parking spaces provided with 18 of the stalls being handicap accessible. As previously stated, the applicant is not proposing any increase in the number of apartments provided and therefore, is not required to provide any additional parking spaces. However, the applicant has submitted a revised parking plan with this application which identifies that 208 spaces will be provided on the property with 23 spaces being handicap accessible. In addition, the applicant has indicated that 64 single car garages are provided on the property. The parking spaces and striping must be installed as per the approved parking plan and all provisions of the Off-street Parking Ordinance shall be continually met.

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Landscaping: Section 17.50.300 of the Rapid City Municipal Code requires that landscaping be provided on the property. Based on the developed area of the property, a minimum of 541,858 landscape points are required. The submitted site plan identifies that 1,000,216 landscape points are being provided on the property including large trees, small trees, shrubs and grass. The landscaping shall be installed as per the approved landscape plan and shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live, vegetative state.

Signage: All existing signage will remain except the canopy on the front of Building A. The existing canopy will be removed as a part of the expansion and replaced. New signage above the canopy will consist of the "Westhills Village" and logo and address. A Sign Permit must be obtained prior to the installation of any sign on the property.

Fire Code: The Rapid City Fire Department has indicated that they do not have any objections to the proposed Major Amendment. The applicant should be aware that all provisions of the International Fire Code must be continually met.

Grading and Drainage: The applicant has submitted a Drainage Plan for review and approval. Staff has reviewed the submitted Drainage Plan and has identified that the Plan complies with the City's requirements.

Notification Requirement: As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the June 10, 2010 Planning Commission meeting if these requirements have not been met. Staff has not received inquiries regarding this item.

Staff recommends that the Major Amendment to the Planned Commercial Development be approved with the stipulations as outlined above.