

STAFF REPORT

March 22, 2001

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**No. 01PD009 - Major Amendment to a Planned Residential Development to increase the lot coverage from 30% to 31.6%**      **ITEM 16**

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GENERAL INFORMATION:

PETITIONER	Al Berreth for Rapid City Regional Hospital
REQUEST	<b>No. 01PD009 - Major Amendment to a Planned Residential Development to increase the lot coverage from 30% to 31.6%</b>
LEGAL DESCRIPTION	Lot 1 of Block 1 of Fox Run Subdivision, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.095 Acres
LOCATION	605 Fox Run Drive
EXISTING ZONING	Medium Density Residential District (PRD)
SURROUNDING ZONING	
North:	Office Commercial District (PRD)
South:	Low Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District (PRD)
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Residential Development to increase the lot coverage from 30% to 31.6% be approved with the following stipulations:

Fire Department Recommendations:

1. Prior to issuance of a Building Permit, the applicant shall provide complete plans identifying that a fire sprinkler system will be installed in the entire assisted living facility;

Building Inspection Division Recommendations:

2. A Building Permit shall be obtained prior to any construction;
3. A Certificate of Occupancy shall be obtained prior to occupying the building addition;

Urban Planning Division Recommendations:

4. All provisions of Section 17.50.270, the Minimum Off-Street Parking Requirements of the Rapid City Municipal Code shall be continually met;
5. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met;

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6. The height of the structure shall not exceed three stories or 35 feet; and,
7. That any further development of this property shall require a Major Amendment to the Planned Residential Development.

GENERAL COMMENTS: A Planned Residential Development proposing a five-unit townhouse was originally approved for the subject property in 1984. In 1986 the Planned Residential Development was amended to allow an apartment building. In March, 1993 the Planned Residential Development was amended to allow for construction of a 15 bed assisted living complex for the elderly. The assisted living facility was constructed. Another Amendment to the Planned Residential Development was approved in September of 1993 to allow further expansion. This amendment allowed for the construction of a second 15 bed, 6,120 square foot building and a 1,080 square foot garage.

The current request for a Major Amendment to the Planned Residential Development is being prompted by the petitioner's proposal to construct a 2,106 square foot addition that would connect the two existing buildings. The floor plan submitted by the applicant shows that when complete, this assisted living facility would have 29 resident units, three residential suites and two basement rental apartments.

STAFF REVIEW: Staff has reviewed this request for a Major Amendment to a Planned Residential Development and has identified the following major issues:

**Drainage:** The Engineering Division has identified that when this proposed expansion is complete the percentage of the lot covered with impervious surface will exceed the allowed imperviousness as identified in the South Robbinsdale Drainage Basin Design Plan. Therefore, the Engineering Division is recommending that no further development beyond this addition be allowed on this property.

**Fire Department:** The Fire Department has indicated that all points on the perimeter of the assisted living center buildings must be within 150 feet of a fire hydrant. The site plan provided by the applicant shows that the southwest corner of the assisted living facility is more than 150 feet from a fire hydrant. However, the applicant has indicated that a fire sprinkler system will be installed in the entire assisted living facility when the addition is constructed. Therefore, the Fire Department is requiring that prior to issuance of a building permit the applicant must provide detailed plans for the sprinkler system to determine if an on-site fire hydrant will be necessary.

As of this writing, the receipts from the required notification of surrounding property owners have not yet been returned by the applicant. Staff will notify the Planning Commission in the event these receipts are not received prior to the March 22 meeting. The required Planned Development sign has been posted on the property. Staff has not received any calls regarding this request.