



# Rapid City Planning Commission

## Major Amendment to a Planned Development Project

### Report

April 21, 2016

<b>Item #7</b>
<b>Applicant Request(s)</b>
Case # 16PD016 – Major Amendment to a Planned Development to expand an assisted living facility
Companion Case(s) N/A

<b>Development Review Team Recommendation(s)</b>
<b>The Development Review Team recommends approval with stipulations as noted below</b>

<b>Project Summary Brief</b>
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The applicant has submitted a Major Amendment to a Planned Development to expand the Good Samaritan's assisted living facility. In particular, the applicant is proposing to construct a 37,255 square foot addition with space for 30 skilled nursing rooms. Nursing home beds are regulated by the State of South Dakota which has awarded the Good Samaritan assisted living facility 30 nursing home units. The proposed structure will be one-story in height and 23 additional parking spaces will be constructed. The applicant is not requesting any Exceptions from the requirements of the Zoning Ordinance.

Applicant Information	Development Review Team Contacts
Applicant: The Evangelical Lutheran Good Samaritan Society	Planner: Fletcher Lacock
Property Owner: The Evangelical Lutheran Good Samaritan Society	Engineer: Nicole Lecy
Architect: Upper Deck Architects	Fire District: Tim Behlings
Engineer: FMG, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: Stanley Design Group	DOT: Stacy Bartlett

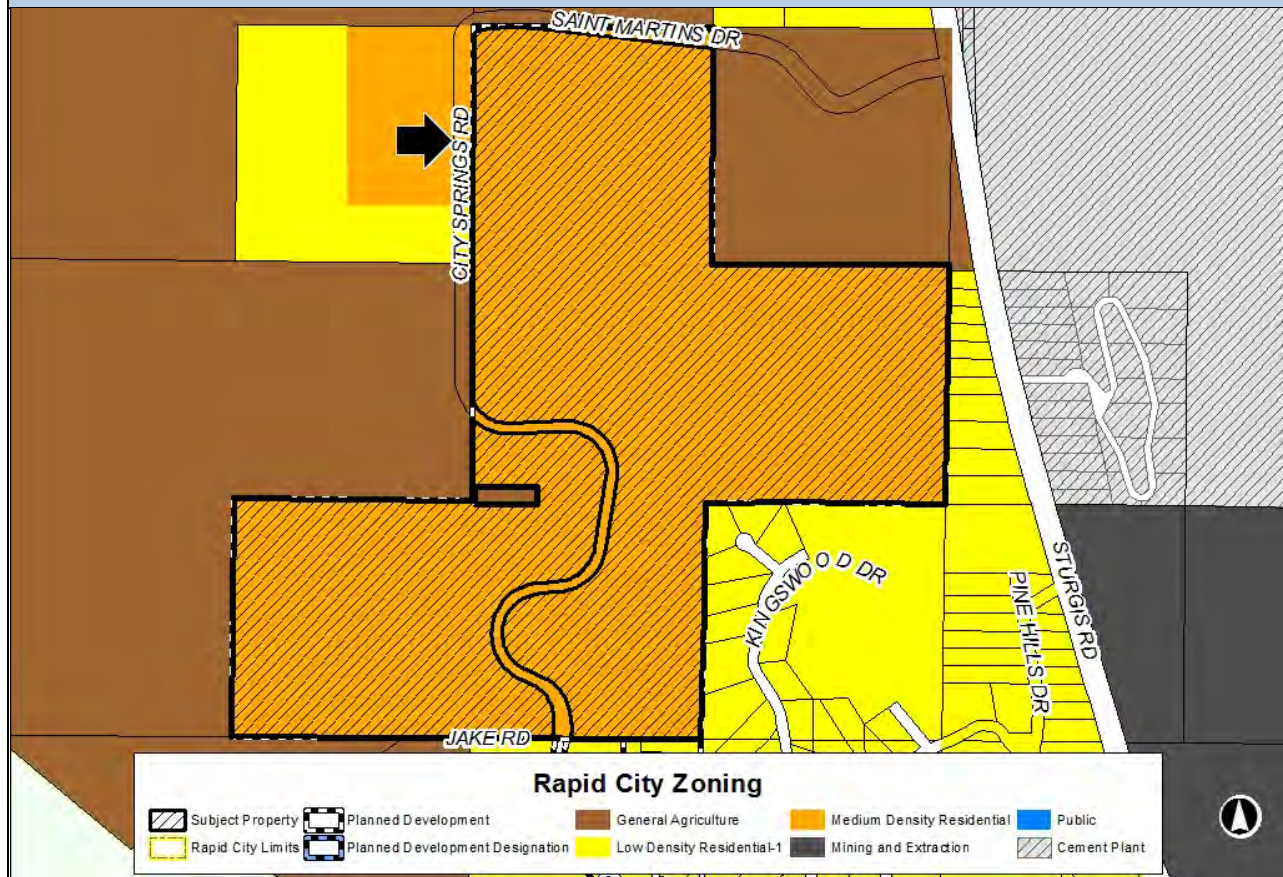
<b>Subject Property Information</b>	
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Address/Location	Southeast of the intersection of City Springs Road and Saint Martins Drive
Neighborhood	West Rapid
Subdivision	Section 29, T2N, R7E
Land Area	193.42 acres (193,946 square feet new developed area)
Existing Buildings	26,336 square feet
Topography	Relatively flat on the west side of the property / steeper terrain on the east side of the property
Access	City Springs Road and Saint Martins Drive
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	Federally Designated Floodway located on the property

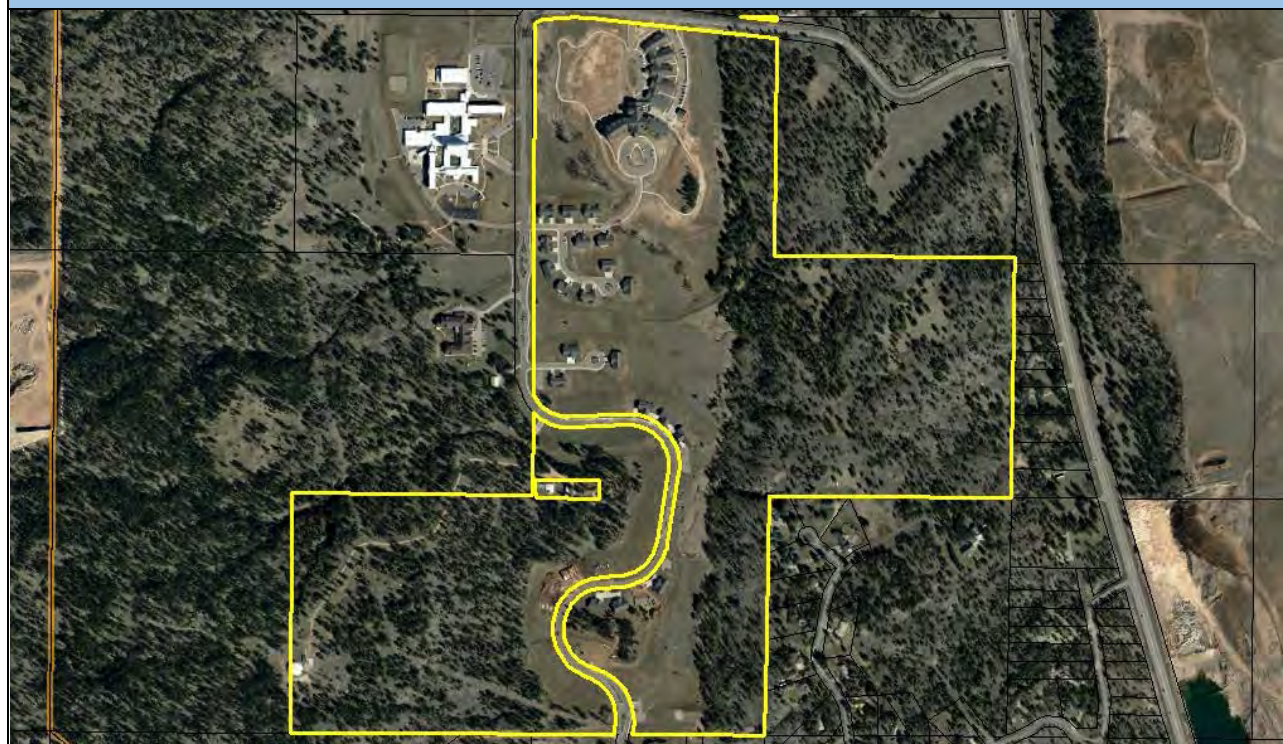
### Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR-PD	UN	Assisted living facility
Adjacent North	GA	LDN	Void of structural development
Adjacent South	LDR / LDR-PD / GA	LDN / PG	Single-family and multi-family dwellings
Adjacent East	LDR / GA	LDN	Single-family dwellings and land void of structural development
Adjacent West	MDR / LDR / GA	LDN / FC	Terra Sancta / School / Convent

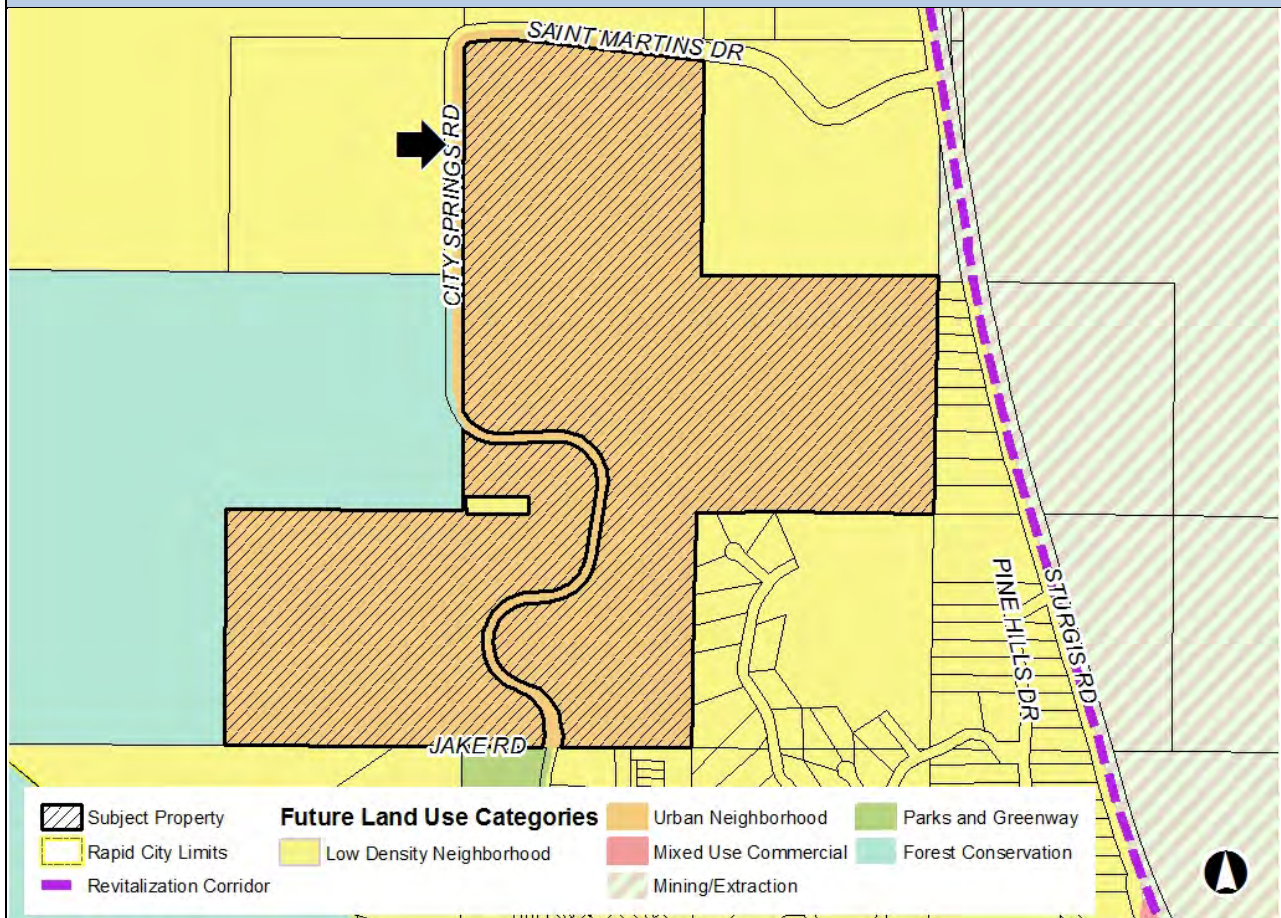
### Zoning Map



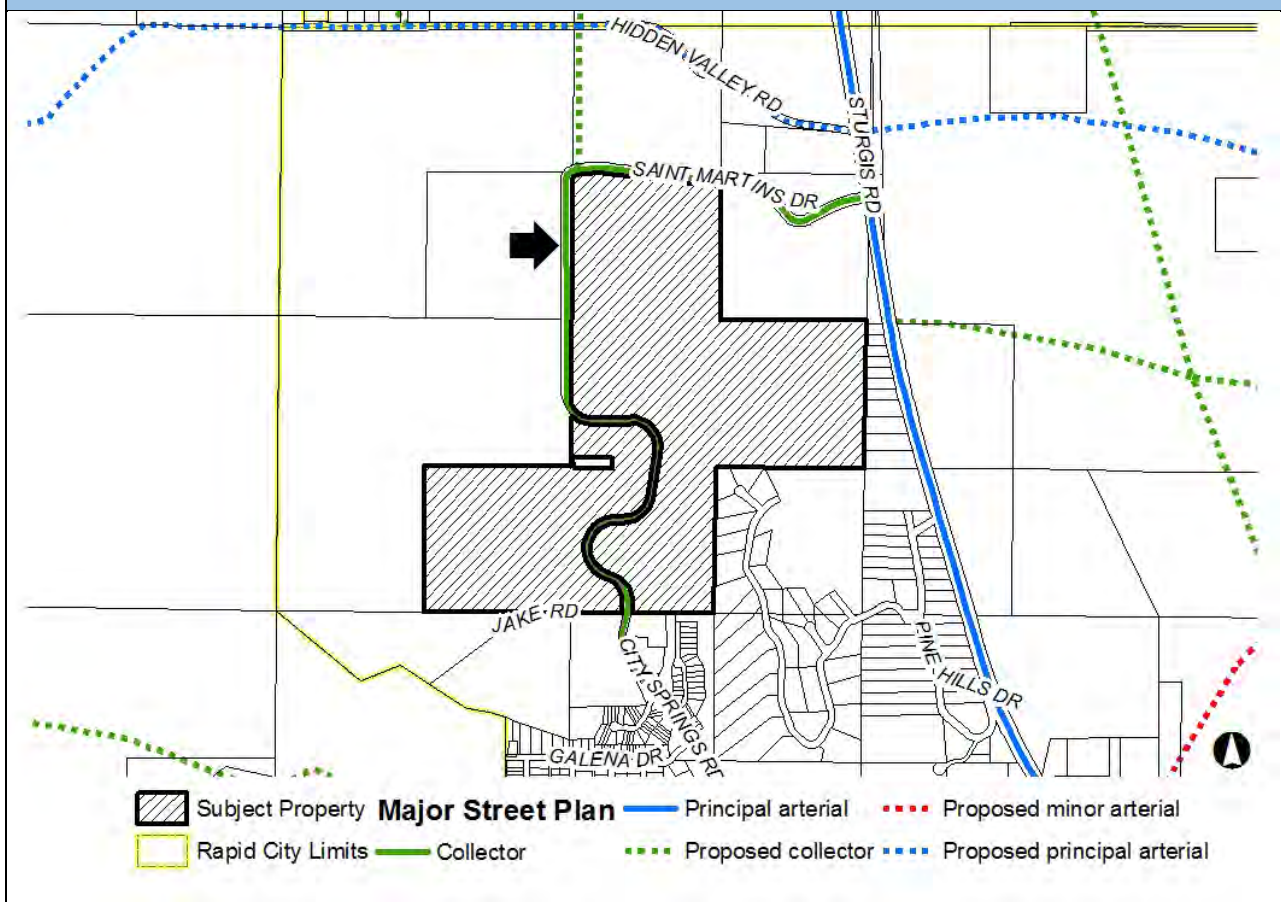
### Existing Land Uses



## Comprehensive Plan Future Land Use



## Parks or Transportation Plan









<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
09PD053	10/7/2010	Final Planned Development to allow construct 100 townhome units	Planning Commission approved
12PD023	7/26/2012	Final Planned Development to allow an assisted living facility	Planning Commission approved
<b>Relevant Zoning District Regulations</b>			
<b>Medium Density Residential District</b>		<b>Required</b>	<b>Proposed</b>
Lot Area		311,000 square feet	193.42 acres
Lot Frontage		100 feet	Approximately 6,400 feet
Maximum Building Heights		3 stories or 35 feet	Proposed structure is one-story
Maximum Density		35%	19%
Minimum Building Setback:			
• Front		25 feet	190 feet
• Rear		8 feet or 12 feet	470 feet
• Side		8 feet or 12 feet	1,500 feet
• Street Side		25 feet	236 feet from north property line
Minimum Landscape Requirements:			
• # of landscape points		156,691	213,350
• # of landscape islands		1	1
Minimum Parking Requirements:			
• # of parking spaces		47	68
• # of ADA spaces		2	7
Signage		As per Chapter 17.50.080(S)3.a	Proposed ground sign located by north approach
Fencing		N/A	None proposed


<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for an Final Planned Development Overlay:</b>	
<b>Criteria</b>	<b>Findings</b>
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	The property is comprised of approximately 193.42 acres of land zoned Medium Density Residential District with a Planned Development. The applicant is proposing to construct the third phase of a four phase development. Phase I approved the construction of 100 townhome units. Phase II approved the construction of an assisted living facility. Proposed Phase III is for the construction of a nursing home facility with 30 beds. A future Phase IV is also identified for 30 additional nursing home beds which will require a Major Amendment to the Planned Development.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The property is zoned Medium Density Residential District. A nursing home is identified as a conditional use in the district.
3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations:	The applicant is not requesting any Exceptions.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in	As noted above, the property is located in a Planned Development and the proposed expansion requires approval of a Major Amendment to the Planned

the same district are allowed:	Development.
5. Any adverse impacts will be reasonably mitigated:	The property is the location of the Good Samaritan's assisted living facility. The addition of nursing home rooms should have a minimal impact on the area. Public Works staff has indicated that the proposed approach on Saint Martins Drive appears to be too close to the curve in the road. As such, upon submittal of a Building Permit, the applicant must demonstrate that the proposed approach is in compliance with the Infrastructure Design Criteria Manual or the approach must be moved.
6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified:	As noted above, the applicant is not requesting any Exceptions.

**Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial**

**In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:**

<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
	<b>A Balanced Pattern of Growth</b>
BPG-3.2A	<b>Mix of Housing Types:</b> The Good Samaritan Society is proposing to construct Phase III of a four phased development. There are 100 townhome units for independent living and an assisted living facility currently located on the property. The applicant was awarded 30 nursing home rooms by the State of South Dakota.
	<b>A Vibrant, Livable Community</b>
LC-2.1F	<b>Phased Development:</b> The applicant is proposing to construct the third phase of a four phase development. Phase I was the construction of 100 townhome units. Phase II was the construction of an assisted living facility. Proposed Phase III is the construction of a nursing home with 30 beds. The applicant has indicated that a future Phase IV will be for an additional 30 nursing home beds.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
TI-2.1E	<b>Access Management Planning:</b> Public Works staff has indicated that the proposed approach location on Saint Martins Drive appears to conflict with site distance requirements. As such, upon submittal of a Building Permit, the applicant must demonstrate that the proposed approach is in compliance with the Infrastructure Design Criteria Manual or the approach must be moved to comply with the spacing requirement.
	<b>Economic Stability and Growth</b>
	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>

	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<b>Public Input Opportunities:</b> The proposed Major Amendment to a Planned Development requires that public notice be advertized in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Major Amendment to a Planned Development is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	<b>Urban Neighborhood</b>
<b>Design Standards:</b>	
N/A	The property is the location of the Good Samaritan assisted living facility. The proposed nursing home expansion ensures that the facility is providing housing options for all their clients.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>West Rapid</b>
<b>Neighborhood Goal/Policy:</b>	
N/A	As noted above, the applicant was awarded 30 nursing home beds by the State of South Dakota. The proposed expansion provides full services for a specific population; independent living, assisted living, and nursing care.

<b>Findings</b>	
Staff has reviewed the Major Amendment to the Planned Development to expand an assisted living facility pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed nursing home addition is the third phase of the Good Samaritan Society assisted living facility. The proposed expansion supports the growth of medical care for a special population.	

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends that the Major Amendment to a Planned Development to expand an assisted living facility be approved in conjunction with the following stipulations:	
1.	Upon submittal of a Building Permit, a revised site plan shall be submitted for review and approval addressing redlined comments. The redlined plans shall be returned to Community Planning;
2.	Upon submittal of a Building Permit, the applicant shall demonstrate that the proposed approach on Saint Martins Drive is in compliance with the Infrastructure Design Criteria Manual or the approach location shall be moved to meet separation requirements;
3.	Upon submittal of a Building Permit, the applicant shall demonstrate that sufficient fire flows are available for the proposed expansion;
4.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Major Amendment to the Planned Development. The addition of electronic or LED signage shall require a Major Amendment. A sign permit is required for any new signs; and,
5.	The Major Amendment to the Planned Development shall allow for a 30 bed nursing care facility in addition to the 100 townhome units and the assisted living facility. Expansion of the use shall require a Major Amendment to the Planned Development. Any permitted use in compliance with the Parking Ordinance shall require a Minimal Amendment to the Planned Development. Any conditional use shall require a Major Amendment to the Planned Development.