



CITY COUNCIL COMMUNICATION

September 8, 2009

SUBJECT: CONSIDER A REQUEST FOR A SITE PLAN
SUBMITTED BY: Chris Barker, Director of Planning and Development
REFERENCE NO: 09-03-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on Westpark Nursing Center Addition, Block A, Lot 1 and portion of James M Matson Survey, A-1080, Tract 3D, 900 Westpark Way, concurring with the Planning and Zoning Commission's 7-0 recommendation on September 1, 2009.

ALTERNATIVES:

- Approve the request – *simple majority*
- Approve the request with modifications – *simple majority*
- Deny the request – *simple majority*

SUMMARY OF SUBJECT:

The applicant, Firehole River Real Estate Holdings is seeking approval of a Site Plan for construction of a new 15,980 square foot addition to the Legend Healthcare skilled nursing facility. The property is currently zoned PD (Planned Development 1855) based on the Residential (R-3) zoning district classification. The zoning of the property was approved by the City Council on August 11, 2009.

Specifically, the applicant intends to construct a new wing to the existing skilled nursing facility with associated and required parking, and landscaping. The facility would consist of a single, one-story structure located on the south site of the existing facility. The addition will expand the capacity of the existing skilled nursing center by 20 beds, bringing the total number of beds at the facility to 140. The project would also contain all associated and required parking, landscaping, fire lanes and screening. The building will feature 100% masonry construction through the use of brick and will be styled to match the architecture of the existing structure. In addition, consistent with the Planned Development requirements, the project will pick-up the existing masonry wall along the north side of the property and continue it westward to the western property line.

The Development Review Committee (DRC) has determined that the application is in substantial compliance with all technical requirements and recommends approval.

The Planning and Zoning Commission recommended approval of the site plan by a vote of 7-0 on September 1, 2009.

SUPPORTING DOCUMENTS:

- Exhibits (Site Plan, Dumpster, Drainage, Grading, Utility, Lighting and Landscape)
- Draft Minutes – P & Z
- Application
- Elevation 1 and Elevation 2
- Map 1, Map 2 , and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office