

ITEM 3 CASE #09-03-SP – CONSIDER A RECOMMENDATION FOR A SITE PLAN

Consider a recommendation regarding a request for a Site Plan for Commercial Development proposed to be located at Westpark Nursing Center Addition, Block A, Lot 1 and portion of James M Matson Survey, A-1080, Tract 3D, 900 Westpark Way.

Stephen Cook, Senior Planner, gave a brief description of the case. 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) 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 side 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 building will feature 100% masonry construction through the use of brick with the exception of the two entryway port cache gables. These gables will be constructed to match the other gables on the existing structure. In addition to the proposed improvements, the City Council required, as part of the approval of the Planned Development zoning district, continuation of the masonry wall along the entire north side of the property.

There were no questions among the Commission.

Commissioner Zahn made a motion to approve case #09-03-SP. Commissioner Mennis seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman May, Commissioners Zahn, Huffman, Portugal, Bearden, Mennis

Nays: None

Abstention: None

The motion carried (7-0-0)