

CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION MINUTES
SPECIAL/CALLED
MEETING

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2:00 p.m.

Thursday, July 26, 1990

- Members Present:** Van Knight, Luann Shortnacy, Chris Kaden, Allen Fleitman and Vincent Rippy.
- Members Absent:** John Schmitz and Don Hawkins.
- Staff Present:** Gene Cravens, Lyle Dresher, David Hall, and Pat Payne.
- Visitors Present:** List.

The meeting was called to order by Chairman Van Knight at 2:09 p.m.

The only item of business was Site-Plan Review of a proposed nursing home on 4.28 acres at the intersection of California, Broadway and Rosedale streets, to be known as the Gainesville Nursing Home.

Mr. Cravens explained that the site plan includes a 90-bed nursing center. He pointed out the features of the proposed structure and said that the Development Review Committee reviewed the site plan earlier that day, making sure that it complied with all City codes; i.e. lot coverage, drainage (no problem), parking regulations (one parking spot for each six beds), setbacks (in conformance with Zoning Ordinance); utilities will require a sanitary sewer from Wheeler Creek with at least a 6" line. Water with a 16" water main is available with sufficient lines for the sprinkler system (fire). A proposal suggested by the City is a ten foot easement in order that the electric utilities can be run underground on the east side of the structure. This will allow fire equipment to be able to enter the premises if the wires are buried.

Mr. Cravens explained further that the City is asking for a concrete culvert, if the need demands it, at the west (main) entrance of the property.

Mr. Knight asked Jeff Smithers, contractor for the project, if the big trees on the property will have to be cut down. Mr. Smithers replied that the trees were the main selling point of the lot and they will try to save as many as they can to enhance the attractiveness of the property with landscaping for the whole property to blend in with the trees.

Two two, twelve-foot lanes shown on the site plan at the entrance of the property were shown on the site plan, but fire code regulations call for a twenty-foot fire lane; therefore the median will have to be removed, with the same being done for the north entrance. A fire lane will be recommended at the front entrance of the building where a canopy will be built for the loading and unloading of patients.

Mr. Smithers said he understands that the Highway Department has done further surveying and are going to "work" the corner and install a flashing light at some future date to help slow the traffic in that area. Mr. Smithers also discussed the soil condition and determinations with the construction to be done according to those conditions. He said the structure will be wood frame and brick veneer; the driveways and all parking areas will all be concrete with the drives having a 3500 psi rating.

At some future date, a fourth wing will be added to the rear of the main structure, but, according to Mr. Cravens, will have no detrimental effect on parking requirements and will not effect lot coverage minimum requirements.

Mr. Cravens said the sign issue will be dealt with separately.

Mr. Smithers said the facility will be both State certified Medicaid and private and will be attractively built with a shingle, pitch roof.

Approximately 70 people will be employed at the facility, according to Mr. Smithers, with round the clock care.

After no further discussion, a motion was made by Allen Fleitman and seconded by Vincent Rippy to approve the Site Plan for the Gainesville Nursing Home. Motion carried by the following votes: Ayes: Rippy, Shortnacy, Kaden, Knight and Fleitman. Nays: None. Absent: Hawkins and Schmitz.

Mr. Cravens said an amended copy of the site plan will be sent to the City with all changes recommended by the Planning and Zoning Commission with a signature line for the P & Z Chairman to sign before filing of the site plan.

After no further business the meeting was adjourned at 2:32 p.m.