

Case No. 19PD011

**Legal Description:**

Lot 1 of Block 1 of Fox Run Subdivision, located in Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

MAR 28 2019

## Letter of Intent

PLANNED DEVELOPMENT DEPARTMENT OF  
COMMUNITY DEVELOPMENT

Cornerstone Rescue Mission (CRM) is a 501(c)(3) community governed by a Board of Directors who oversee the operations of five facilities comprised of the main shelter at 30 Main Street providing transitional housing for homeless men, women and children, and veterans; statewide supportive services for housing veterans and their families; women and children's transitional housing, including daycare; apartments for the underserved with disabled; and a thrift store located on 11th Street. For 36 years, CSRM has been working in tandem with social service agencies, health care and other community service providers; veterans' service providers; and permanent housing providers to assist homeless individuals and families as they access employment, housing and self-sufficiency.

Cornerstone Women and Children's Home mission is to provide safe, supervised living accommodations and a community of support that gives low-income, homeless women and their children an opportunity for long-term success. Unfortunately, the need for transitional housing in our community continues to grow.

The current facility located at 301 Fox Run Drive (Lot 1, Block 1 of Fox Run Subdivision) has been operating since 2015 in the north half of the building. There are currently 8 rooms available for guests, all of which are in use. The maximum occupancy is 4 per room with a total occupancy of 32. The south half of the building (not in use at this time) has an 8 rooms and common areas that can be utilized to extend support to an additional 32 residents/guests which would yield a total building occupancy of 64.

**CRM is requesting a Major Amendment to the existing Planned Development to expand the Group Home transitional housing for women and children located at 301 Fox Run Drive from 36 to 68 residents/guests and to allow 16 parking spaces in lieu of 23 for guests and staff.**

CRM purchased this property (Lot 1, Block 1 of Fox Run Subdivision) from Rapid City Regional Hospital in 2014 and secured the use of the property as a Group Home transitional housing for women and children through 14PD033. The purpose of the CRM facility/program continues to be the transitioning of adult women in need of housing into stable permanent housing and to offer them access to personal supportive services. This is not a battered women's shelter or drug treatment center. The goal of the program is to reduce the incidence of homelessness in Rapid City by providing eligible women with transitional housing assistance leading to permanent supportive housing, and to help them maintain their independence by enhancing their job skills and assisting them in accessing available educational resources.

The following list represents the original PD conditions of use with ***proposed changes in bold italic***:

1. Target population – women and women with children who need stability through transitional housing.
2. ***11 rooms are currently being utilized (some are single/handicap units) and this request will extend to an additional 8 rooms (19 total rooms).***
3. ***Current occupancy is 36 and would be expanded to 68.***
4. Average length of resident occupancy is 2 – 3 months.
5. All occupants are screened at the CRM main facility at 30 Main Street prior to admittance to the program. Clients coming into the program must be willing and able to work, attend school, or be able to attain sufficient income to move towards independence.
6. Alcohol is not permitted on site.
7. The facility is open and in use 24/7 but has continuous on-site supervision and an established curfew of 9:00 pm for all residents.
8. All guests/visitors are screened and at the current location there have been no incidents of violence or break-ins.
9. Staffing:
  - a. There is at least one full-time staff member on site at all times with shifts running from 7:00 am to 3:00 pm; 3:00 pm to 11:00 pm; and 11:00 pm to 7:00 am.



- b. There is a Case Manager on site from 8:00 am to 4:30 pm Monday through Friday.
  - c. Additionally, there is a volunteer or staff member available for the day and evening shifts (7 to 3 and 3 to 11) to answer phones and assist where needed.
  - d. It is anticipated that an additional 3 staff members (1 per shift) will be needed for supervision of the expanded guest accommodations.**
  - e. Total staff is not anticipated to exceed 9 (4 day shift – 3 evening shift – 2 night shift).**
10. On-site personal assistance with specialized care in order to achieve personal independence is provided to residents, including:
- a. Case management services – individualized assessment, develop family goal plans, identify short and long-term objectives and establish timelines for overcoming barriers to self-sufficiency.
  - b. Resource coordination and health care and income-enhancing services – job search guidance, life skills classes (parenting, nutrition, financial management and budgeting) and as needed provide transportation to medical care and job interviews.
11. CRM provides a six day a week daycare, and older children are bused or driven to school.
12. Recreation areas are provided both indoor and outdoor, with the outdoor area being located on the easterly courtyard area which is screened and secured by privacy fencing.
13. A 6' tall wood privacy fence has been provided along the west side of the property and parking area that abuts the residence to the west.
14. Existing lighting will be utilized and no additional lighting is proposed.
15. No signage is proposed for this facility.
16. No additional expansion of the number of units or additional phasing is anticipated at this time.
- 17. Request to allow 16 parking spaces in lieu of the required 23 spaces (1 per room [19] and 1 per staff member [max 4/day shift]). Of the 19 total rooms less than 30% of the occupants will have their own vehicle.**

At the CRM Women and Children's Home, our residents hold down jobs and/or attend school, pay rent, and learn how to be good parents, neighbors and employees. Their children grow up well-cared-for, with a network of support around them. The ultimate goal is to find permanent, safe housing for these women and children, and employment for the mothers.

The Fox Run facility has been an excellent transitional housing facility for our Women and Children's Home and the location provides ready and convenient access to public transportation, grocery stores, employment opportunities and medical care. Moreover the inclusion of the 8 additional rooms and common areas within the existing building will only require minor modifications and updates. Building and fire code compliance are already inherent in this property.

In addition to the benefits that the building provides, CRM believes that this has been shown to be an appropriate location for this program. There is multi-family use (apartments) across the street to the east; group living (Westhills Village) across the street to the southeast; and low-income housing (Pennington County Housing) across the street to the northeast. There are office and medical uses directly north of the property – in particular the VA Clinic which provides health care to many of our homeless veterans. The south side of the property remains separated from the single family residences by a large draw and major drainage easement. The townhome development immediately adjoining to the west is screened with privacy fencing. Access to the facility is almost exclusively from 5<sup>th</sup> Street with negligible increase in traffic on any of the adjoining residential streets.

Letters of support from County and city law enforcement are submitted with this application.

Amended 2-6-19

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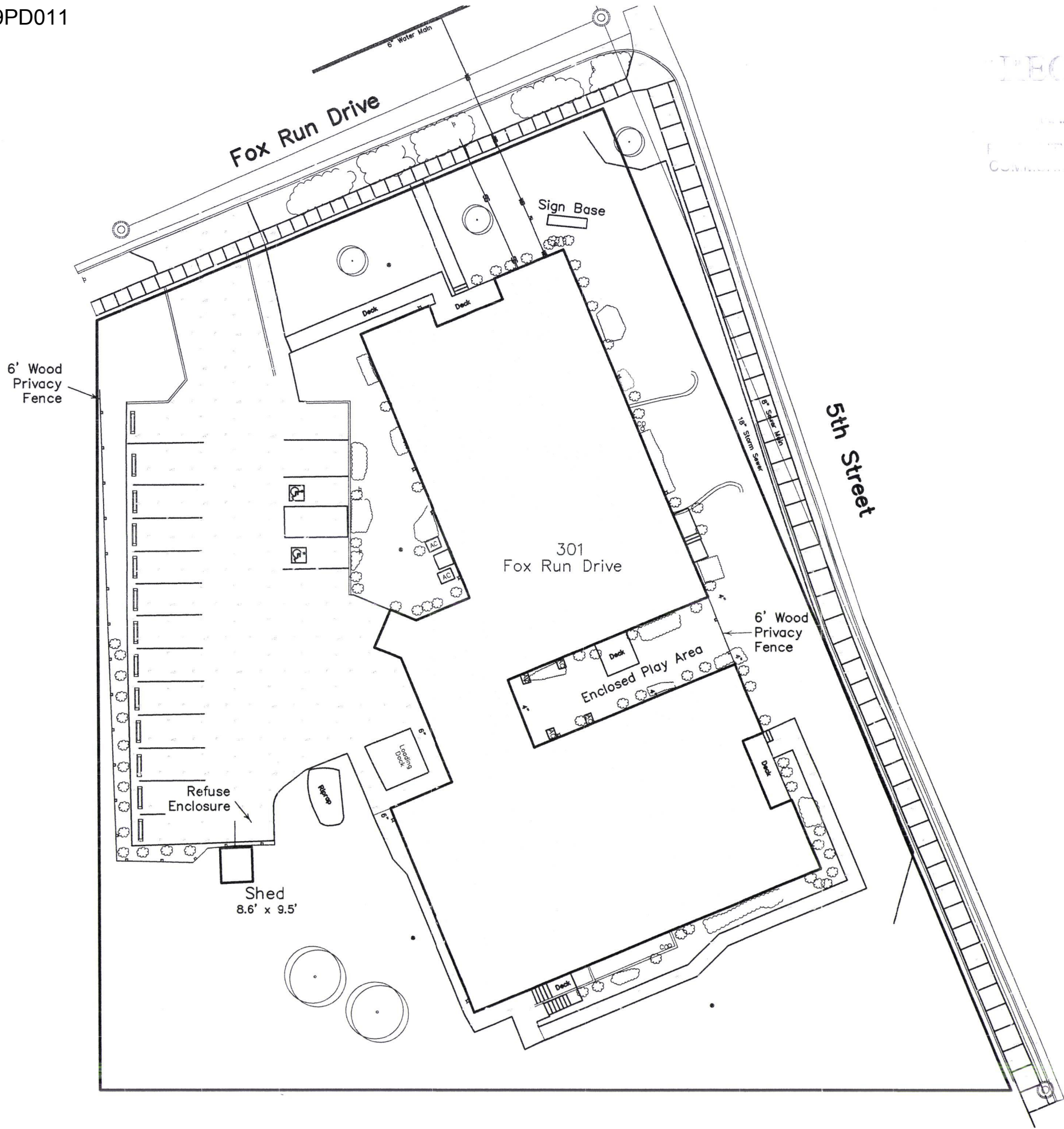
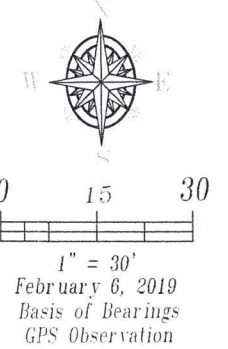
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COMMUNITY DEVELOPMENT



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RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT



LEGEND

- = Sanitary Sewer Manhole (Unless noted)
- = Sanitary Sewer Service Line Cleanout
- = Water Valve
- = Curb Stop
- = Utility Pole
- = Guy Wire
- = Electric Meter
- = Electric Transformer
- = Telecommunications Pedestal
- = Natural Gas Meter
- = Sign
- = Fence Line (wood)
- = Handicap Parking
- = Tree (Deciduous)
- = Shrub

PRELIMINARY

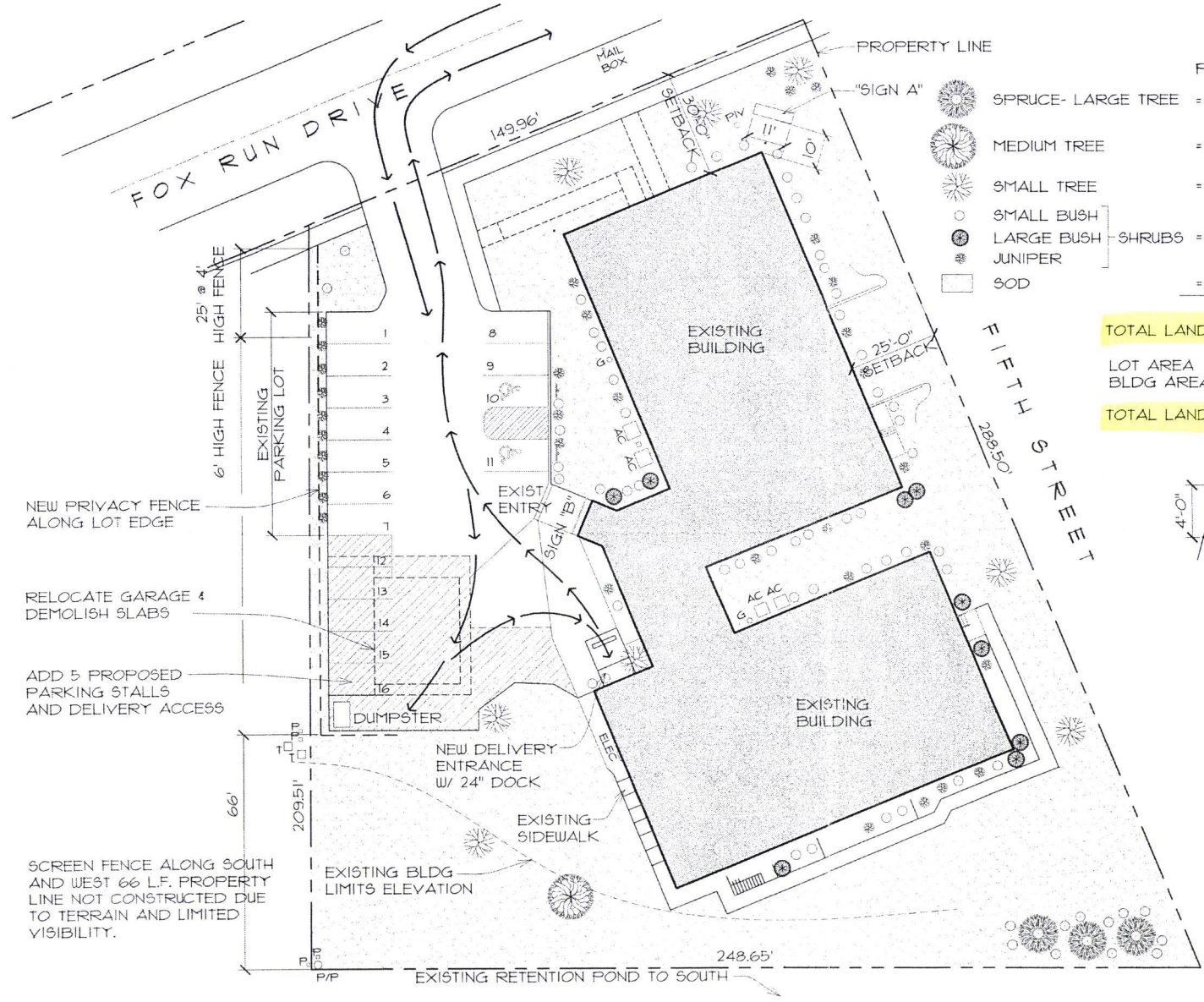
Fisk Land Surveying & Consulting Engineers, Inc  
1022 Main Street (P.O. Box 8154)  
Rapid City, South Dakota 57709  
(605) 348-1538 janelle@fisklandsurveying.com

Site Map - Cornerstone Rescue Mission  
301 Fox Run Drive  
Lot 1 of Block 2, Fox Run Subdivision  
Rapid City, Pennington County, South Dakota

Surveyed by: CDD
Date 2/4/2019
Drawn by: RWF
Checked by: JF
Revisions
Site Map 1 of 1
Project No. 14-08-06

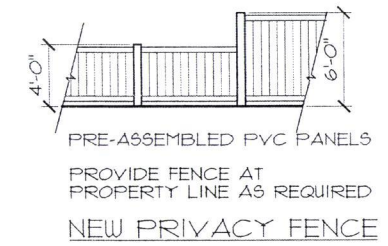


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 RAPID CITY DEPARTMENT OF  
 COMMUNITY DEVELOPMENT



	PT. VALUE	QTY.	TOTAL
SPRUCE- LARGE TREE	= 2000	3	6,000
MEDIUM TREE	= 1000	1	1,000
SMALL TREE	= 500	8	4,000
SMALL BUSH			
LARGE BUSH - SHRUBS	= 250	100	25,000
JUNIPER			
SOD	= 10 PER S.Y.	2,032 S.Y.	20,320

TOTAL LANDSCAPE PTS VALUE 56,320  
 LOT AREA = 47,679 S.F.  
 BLDG AREA = 13,101 S.F.  
 TOTAL LANDSCAPE PTS REQUIRED 34,512



INDICATES NORMAL DELIVERY ACCESS BY 1 TON SINGLE AXLE TRUCK OR VAN, OCCASIONAL REGIONAL TRUCK 18' BOX: SINGLE AXLE DELIVERY MONTHLY.

SCREENING ALONG SOUTH PROPERTY LINE PROVIDED BY LARGE TREES, TERRAIN AND GOOD DISTANCE TO ADJACENT LOT OWNERS.

LANDSCAPE PLAN - PROPOSED  
 SCALE: 1"=20'-0"  
 NORTH

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 LUND ASSOCIATES LTD.  
 1621 SHERIDAN LAKE ROAD  
 RAPID CITY, SOUTH DAKOTA 57702-3423  
 605-348-3555  
 ARCHITECTURE \* INTERIOR DESIGN \* PLANNING  
 FOX RUN REMODEL FOR RCRH - HME  
 RCRH RAPID CITY, SD  
 SHEET TITLE: SITE PLAN - PROPOSED  
 DATE: 9-10-09  
 DRAWN BY: JMT  
 CHECK FILE: SD/9-10-09  
 COMM. NO: 060213

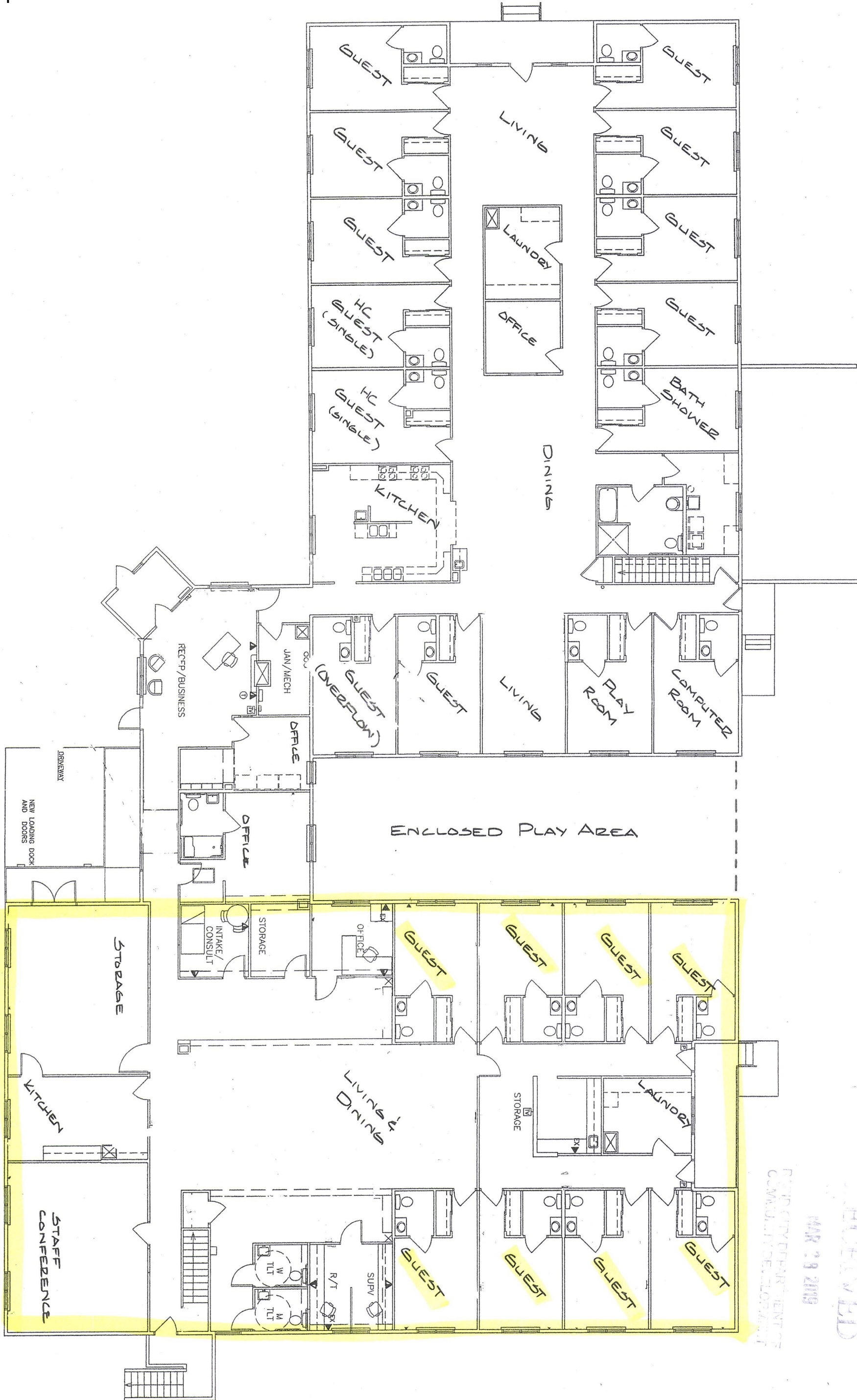
PRELIMINARY  
 NOT FOR CONSTRUCTION  
 9/14/09

P-4b





1 MAIN FLOOR  
E3.1 SCALE: 1/8" = 1'-0"



THE OVERHEAD  
MAR 28 2009

REPAIRS DEPARTMENT  
COMMUNITY DEVELOPMENT