



Rapid City Planning Commission

Planned Development Project Report

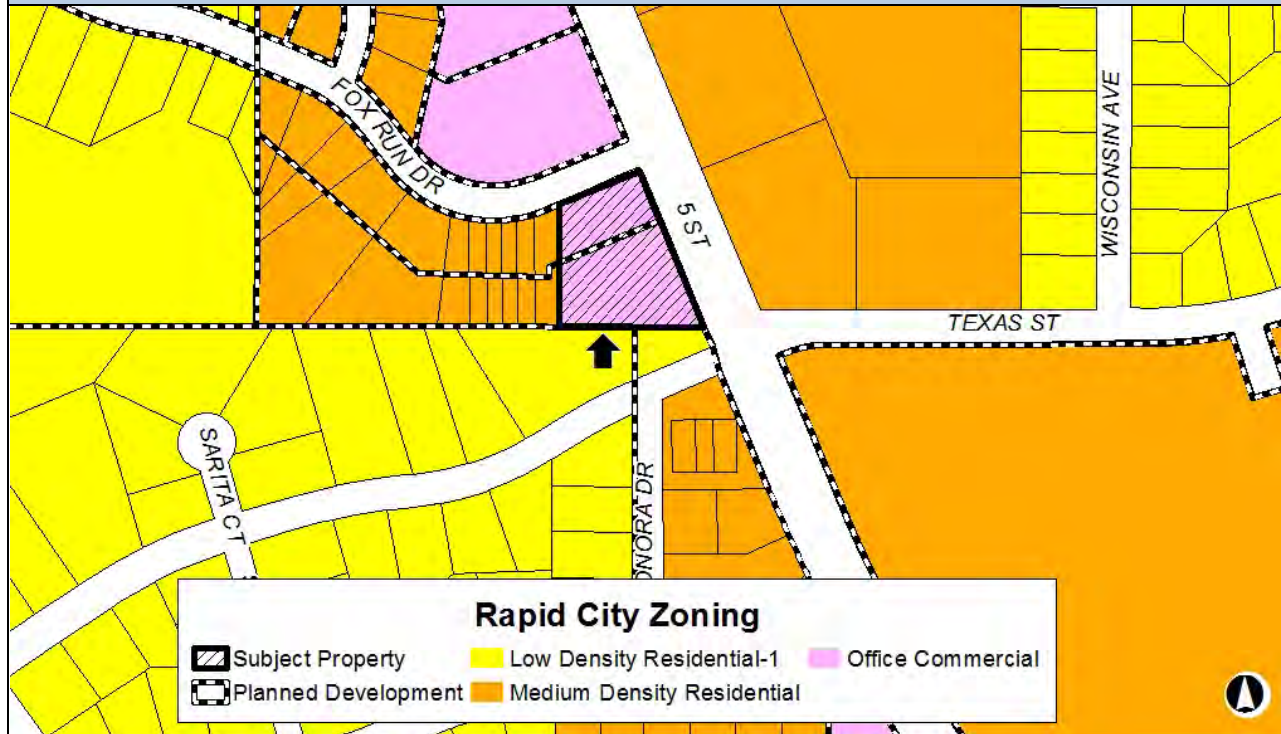
April 25, 2019

| Item #6 | |
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| Applicant Request(s) | |
| Case # 19PD011, a Major Amendment to a Planned Development Overlay to expand an existing group home | |
| Companion Case(s) #: N/A | |
| Development Review Team Recommendation(s) | |
| The Development Review Team recommends that the requested Major Amendment to the Planned Development Overlay to expand an existing group home be approved with the stipulations noted at the end of this report. | |
| Project Summary Brief | |
| <p>The applicant has submitted a request for a Major Amendment to a Planned Development Overlay to expand an existing group home located on the property. In 1993, a Final Planned Development Overlay (File #PD1158) was approved to allow an assisted living facility to be constructed on the property. In 2014, the Planning Commission approved a Major Amendment to the Planned Development Overlay (File #14PD033) to relocate the “Cornerstone Women’s and Children’s Group Home” from 404 Columbus Street to the subject property. The initial proposal identified 11 bedrooms with a total of 36 residents (women and children) and four staff. The proposed expansion includes adding eight additional bedrooms and expanding the number of residents to 68 with eight staff, one volunteer and one case manager. The facility will continue to provide safe, supervised living accommodations, community support and an opportunity for long-term success for low-income homeless women and their children. The goal is to reduce the incidence of homelessness by providing eligible women with transitional housing assistance leading to permanent supportive housing and independent living. The applicant has stated that the proposed facility is not a mission, detoxification center, or a battered women’s shelter. (Please see the attached “Letter of Intent” for the applicant’s complete operational plan.)</p> | |
| Development Review Team Contacts | |
| Applicant: Cornerstone Rescue Mission | Planner: Vicki L. Fisher |
| Property Owner: Cornerstone Rescue Mission | Engineer: Dan Kools |
| Architect: N/A | Fire District: Tim Behlings |
| Engineer: Fisk Land Surveying & Consulting Engineers, Inc. | School District: Kumar Veluswamy |
| Surveyor: Fisk Land Surveying & Consulting Engineers, Inc. | Water/Sewer: Dan Kools |
| Other: | DOT: Stacy Bartlett |
| Subject Property Information | |
| Address/Location | 301 Fox Run Drive |
| Neighborhood | South Robbinsdale |
| Subdivision | Fox Run Subdivision |
| Land Area | 1.1 acres, approximately 47,916 square feet |
| Existing Buildings | Group home structure |
| Topography | Level in northern area, sloping to the south and southeast in southern area |
| Access | Fox Run Drive |
| Water Provider | Rapid City |
| Sewer Provider | Rapid City |
| Electric/Gas Provider | Black Hills Power/ Montana Dakota Utilities |
| Floodplain | N/A |
| Other | |

Subject Property and Adjacent Property Designations

| | Existing Zoning | Comprehensive Plan | Existing Land Use(s) |
|------------------|-----------------|---------------------------|---------------------------------------|
| Subject Property | OC/PD | Urban Neighborhood campus | Group Home |
| Adjacent North | OC/PD | Urban Neighborhood | RC Veteran Affairs Clinic/ Q Laser |
| Adjacent South | LDR | Urban Neighborhood | CORC-Floodplain area |
| Adjacent East | MDR | Urban Neighborhood | Apartment complex |
| Adjacent West | MDR/PD | Urban Neighborhood | Townhomes |

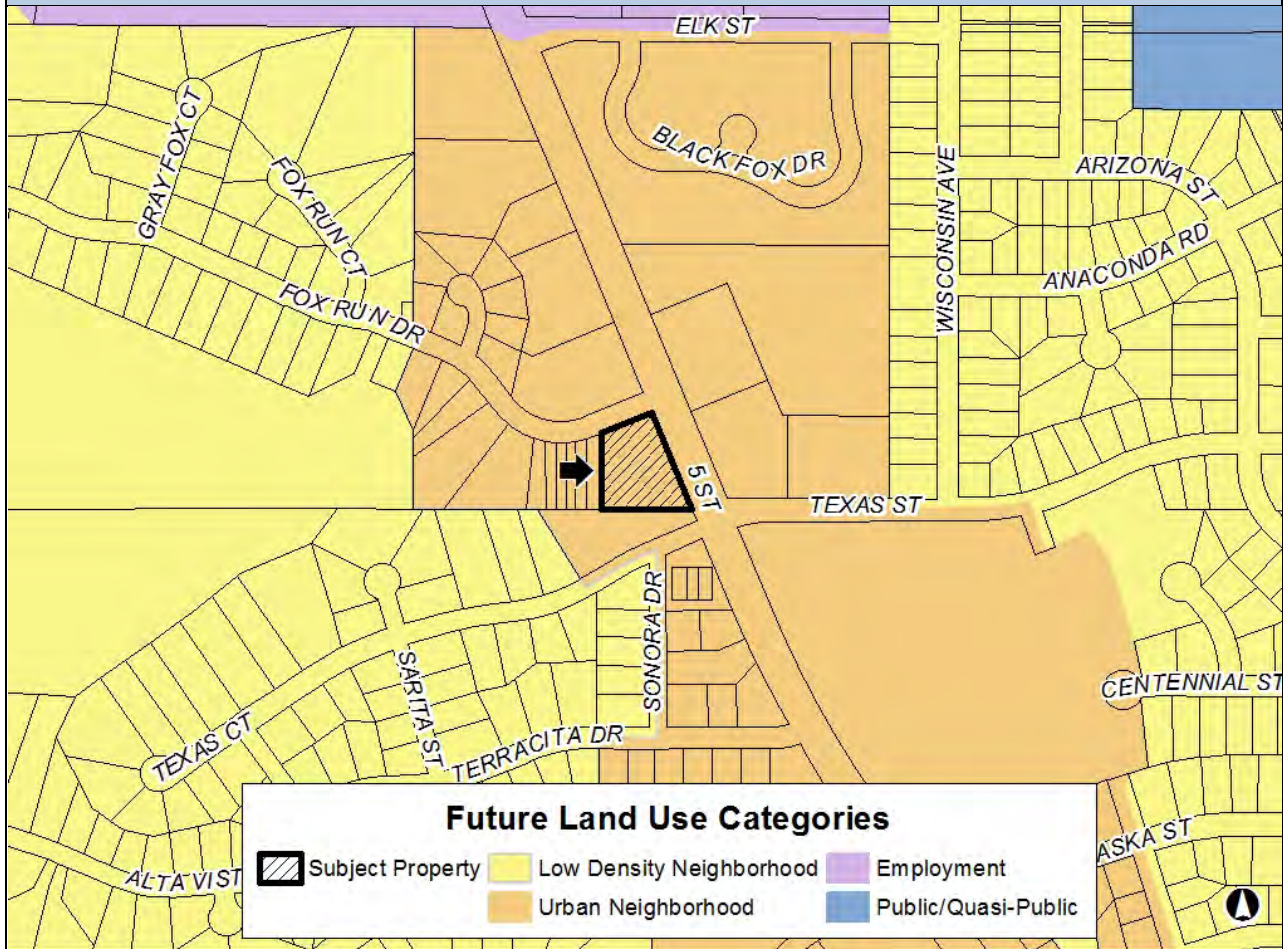
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



| Relevant Case History | | | |
|---|-------------|---|--|
| Case/File# | Date | Request | Action |
| PD#1158 | 3/15/93 | Final Planned Development to allow assisted living facility | Approved with stipulations |
| 14PD033 | 11/6/14 | Major Amendment to PD to allow a group home | Approved with stipulations |
| Relevant Zoning District Regulations | | | |
| Office Commercial District | | Required | Proposed |
| Lot Area | | 6,500 square feet | 47,916 square feet |
| Lot Width | | 50 feet | 170 feet |
| Maximum Building Heights | | 3 stories or 35 feet | One story, less than 35 feet |
| Maximum Density | | 35% | 27% |
| Minimum Building Setback: | | | |
| • Front | | 25 feet | 25 feet |
| • Rear | | 25 feet | 72 feet |
| • Side | | 25 feet | 20 feet 8 inches (Exception previously granted) |
| • Street Side | | 25 feet | 30 |
| Minimum Landscape Requirements: | | | |
| • # of landscape points | | 34,572 | 56,320 |
| • # of landscape islands | | 0 | 0 |
| Minimum Parking Requirements: | | | |
| • # of parking spaces | | 16 | 16 |
| • # of ADA spaces | | 1 | 2 |
| Signage | | As per RCMC 17.50.100 | No additional signage proposed (existing monument sign) |
| Fencing | | As per RCMC 17.50.340 | No additional fencing proposed (existing privacy fence around outdoor play area and abutting parking lot along west lot line) |


| Planning Commission Criteria and Findings for Approval or Denial | |
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| Pursuant to Section 17.50.050.F.5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria in a request for a Major Amendment to a Planned Development: | |
| | Findings |
| 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 1.1 acres and is fairly level sloping to the east and southeast in the southern area of the property. There are no conditions on the property which may limit development due to size, shape, or topography. |
| 2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship; | The applicant is proposing to expand an existing group home on the property. A group home is a conditional use in the Office Commercial District. In addition, the property is located within an existing Planned Development Overlay, requiring that a Major Amendment to the Planned Development Overlay be approved prior to expanding the operation of the group home. The application of these regulations on this piece of property does not create a practical difficulty or undue hardship. |
| 3. Exceptions to the underlying zoning district, if granted, would | An Exception to reduce the side yard setback from 25 feet to 20 feet 8 inches was previously granted for the existing |


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| not cause undue hardship to the public good or impair the purposes and intent of these regulations; | building. No additional Exceptions are being requested as a part of this application. |
| 4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed; | As previously noted, a group home is a conditional use in the Office commercial district. The property is located within a Planned Development Overlay and previously approved to allow a group home. Requiring a Major Amendment to the Planned Development Overlay to expand the group home does not deprive the applicant of rights that others in the same district are allowed. |
| 5. Any adverse impacts will be reasonably mitigated; | A screening fence exists along the west lot line buffering the parking lot from the adjacent townhome development. In addition, a privacy fence is located around the outdoor play area limiting the children's access to Fifth Street. The required parking, including ADA parking, is being provided on-site. The applicant's operational plan identifies the maximum number of residents that may be housed on the property at any one time. In addition, staff will be on-site at all times to assist with the operation of the facility. It appears that potential adverse impacts of the proposed group home are being mitigated to the greatest extent possible. |
| 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. | No Exceptions are being requested as a part of this application. |






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:

Comprehensive Plan Conformance – Core Values Chapters

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|  | A Balanced Pattern of Growth |
| BPG-1.1A | Compact Growth: Encourage compact growth and infill development within established City limits. Discourage outward leapfrog development and limit the extension of newly developed urban services beyond the City's Urban Services Boundary. The property is located in an area of the City currently served by Rapid City water and sewer and paved streets. Expanding the group home promotes infill development. |

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|  | A Vibrant, Livable Community |
| LC-3.1C | Compatible Infill and Redevelopment: Support compatible infill development and targeted redevelopment in existing neighborhoods to take advantage of existing infrastructure and to encourage additional upkeep and reinvestment. As noted above, the property is located in an existing mixed-use area of the City with available public infrastructure and |

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| | services. |
|  | A Safe, Healthy, Inclusive, and Skilled Community |
| SHIS-3.3B | Nearby Housing: Encourage housing (especially for the elderly, disabled, low-income and other special populations) in close proximity to health and social service facilities to enhance convenience and provide opportunities for access without the need to drive. The property is located in close proximity to several medical and social service facilities. In addition, the property is located near Rapid Ride routes, which supports the proposed use. |
|  | Efficient Transportation and Infrastructure Systems |
| TI-2.1B | Multi-Modal Review: Consider and address all travel modes (including automobile, pedestrian, bicycle and transit) in the development review process. The property is located adjacent to Fifth Street, a principal arterial street on the City's Major Street Plan. In addition, sidewalks are in place to provide pedestrian access to the neighborhood. Rapid Ride bus stop is located on the east side of Fifth Street, adjacent to the property. |
|  | Economic Stability and Growth |
| | N/A |
|  | Outstanding Recreational and Cultural Opportunities |
| | N/A |
|  | Responsive, Accessible, and Effective Governance |
| GOV-2.1A | Public Input Opportunities: Provide a range of opportunities for the public to provide feedback to decision-makers. The proposed Major Amendment to the Planned Development Overlay requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Conditional Use Permit is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting. |
| Comprehensive Plan Conformance – Growth and Reinvestment Chapter | |
| Future Land Use Plan Designation(s): | Mixed-Use Commercial |
| Design Standards: | |
| N/A | The property is zoned Office Commercial District and a group home is identified as a conditional use. The Mixed-Use Commercial designation supports higher density residential. The proposed group home will include 19 rooms with a maximum of 68 residents. |
| Comprehensive Plan Conformance – Neighborhood Area Policies Chapter | |
| Neighborhood: | South Robbinsdale Neighborhood Area |
| Neighborhood Goal/Policy: | |
| NR-NA1.1A | Residential Neighborhoods: The proposed group home supports infill development and the diversification of housing in the South Robbinsdale Neighborhood Area. |
| Findings | |
| Staff has reviewed the Major Amendment to the Planned Development Overlay to allow a group home pursuant to Chapter 17.18 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. A group home is identified as a conditional use in the Office Commercial District. The proposed group home supports infill development goals | |

and the diversification of housing for a special needs population.

The Development Review Team recommends that the requested Major Amendment to the Planned Development Overlay be approved with the following stipulations:

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| 1. | The previously granted Exception to reduce the minimum required side yard setback from the south property line from 25 feet to 20 feet 8 inches is hereby acknowledged; |
| 2. | The existing screening fence along the west lot line as it abuts the parking lot and along the east side of the outdoor play area shall continually be maintained; |
| 3. | A minimum of 16 parking spaces with one of the spaces being ADA “van” accessible shall continually be provided; and, |
| 4. | The Major Amendment to the Planned Development Overlay shall allow for a group home for transitional housing to be operated in compliance with the applicant’s operational plan. In particular, a total of 19 rooms with a maximum of 68 residents shall be allowed on the property at any one time. In addition, staff shall be present on the property at all times to assist with the operation of the facility as per the applicant’s operational plan. Any change in use of the property or any expansion of the group home, including the number of residents, shall require a Major Amendment to the Planned Development Overlay. The use of the property as a mission, drug and/or alcohol treatment center, detoxification center, or detention center shall not be allowed. |