



Rapid City Planning Commission

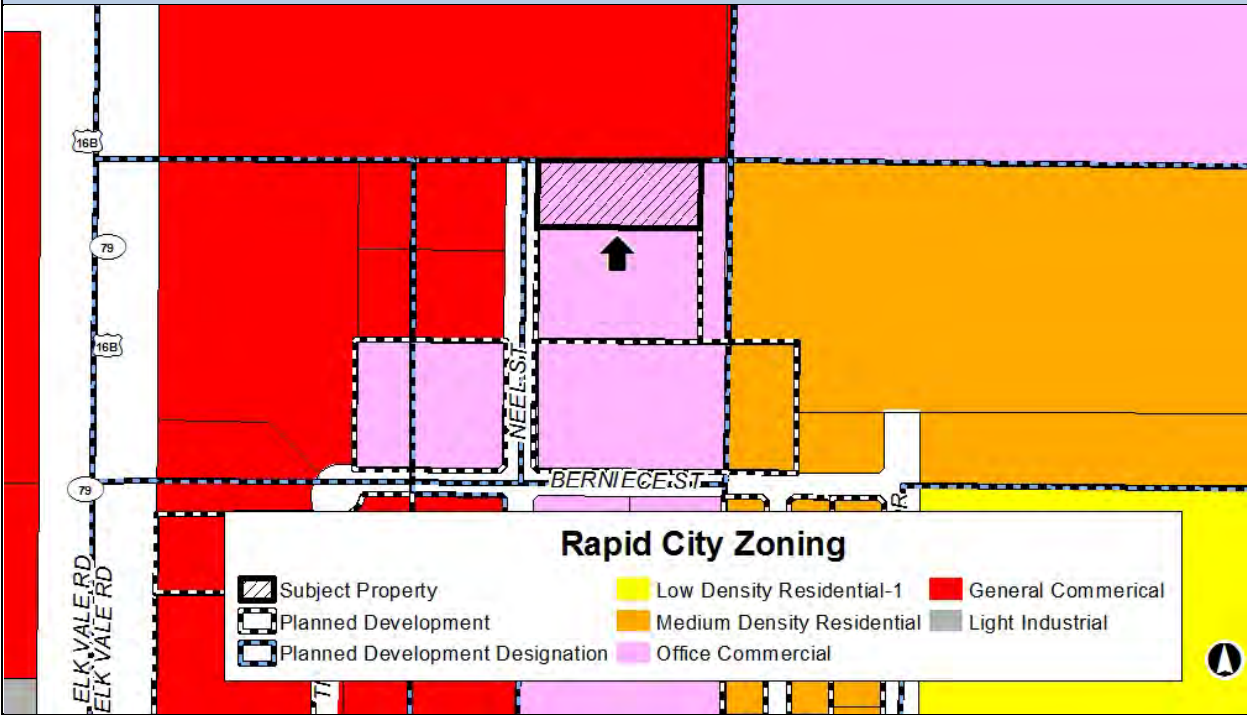
Planned Development Overlay Project Report

May 23, 2019

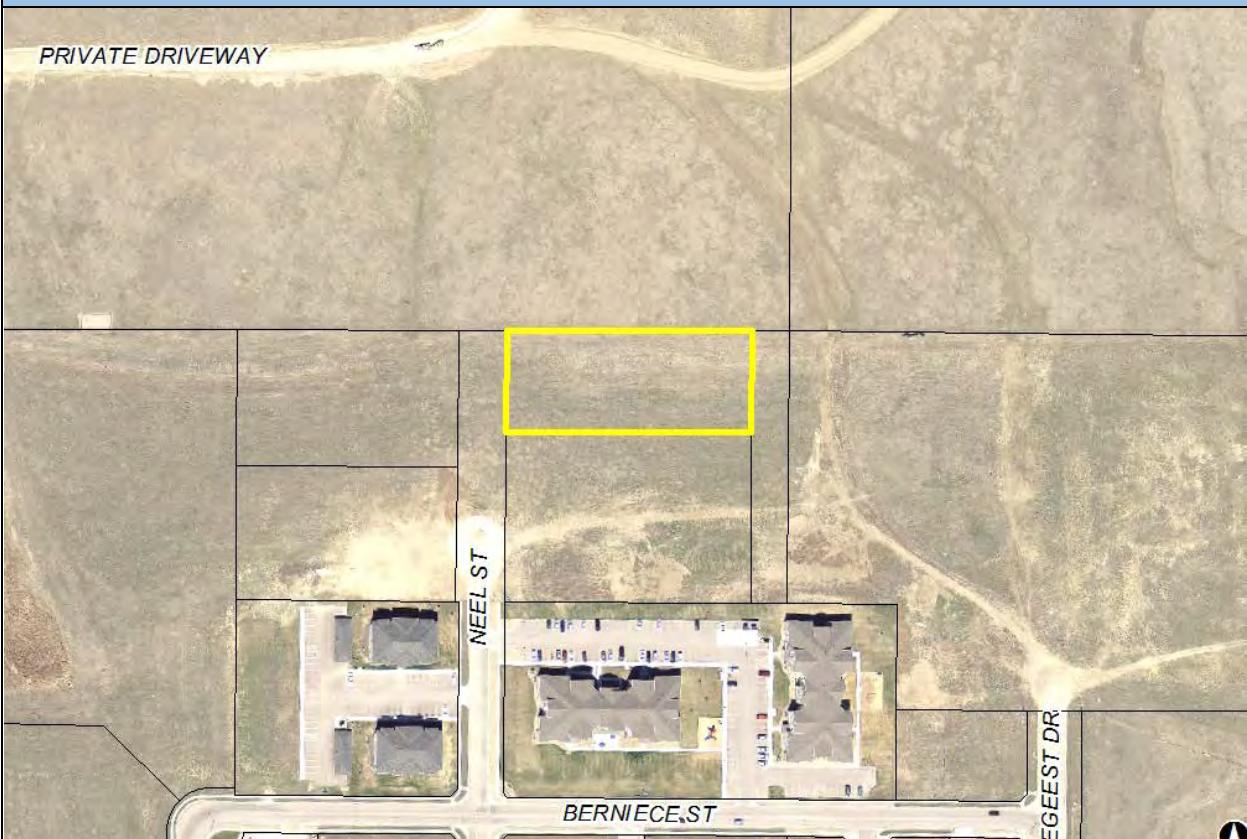
Item #4	
Applicant Request(s)	
Case #19PD015 – Final Planned Development Overlay to allow a group home	
Companion Case(s): N/A	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the Final Planned Development Overlay to allow a group home be approved with the stipulations as noted below.	
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to allow a group home as a conditional use within the Office Commercial District. Specifically, the applicant intends to construct a group home, known as the Abbott House, to serve foster children within the surrounding region. The group home is approximately 6,596 square feet in size and will be staffed by two full time employees who live in the house. The proposed group home consists of seven bedrooms and two, 2-bedroom apartments for foster children who choose to stay in the Abbott House after graduation. The applicant has noted that future phases of development on the property will include the addition of a four-unit apartment complex east of the proposed group home to serve additional foster children over the age of 18 that wish to stay in the care of the Abbott House. Any subsequent phases of development on the property will require the review and approval of a Major Amendment to the Planned Development Overlay.</p> <p>The subject property is approximately 1.11 acres in size and is zoned Office Commercial District with a Planned Development Designation. Rapid City Municipal Code stipulates that prior to issuance of a Building Permit within a Planned Development Designation, a Final Planned Development Overlay must be submitted for review and approval.</p>	
Applicant Information	Development Review Team Contacts
Applicant: Abbott House Inc.	Planner: John Green
Property Owner: Abbott House, Inc.	Engineer: Dan Kools
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Dan Kools
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	410 Neel Street
Neighborhood	Elk Vale Neighborhood Area
Subdivision	Big Sky Business Park Subdivision
Land Area	1.11 acres or 47,794 square feet
Existing Buildings	None
Topography	Relatively flat
Access	Neel Street
Water / Sewer	Rapid City
Electric/Gas Provider	West River Electric/MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC-PDD	UN	No structural development
Adjacent North	GC-PDD	UN	No structural development
Adjacent South	OC-PDD	UN	No structural development
Adjacent East	OC-PDD	UN	No structural development
Adjacent West	OC-PDD	UN	No structural development

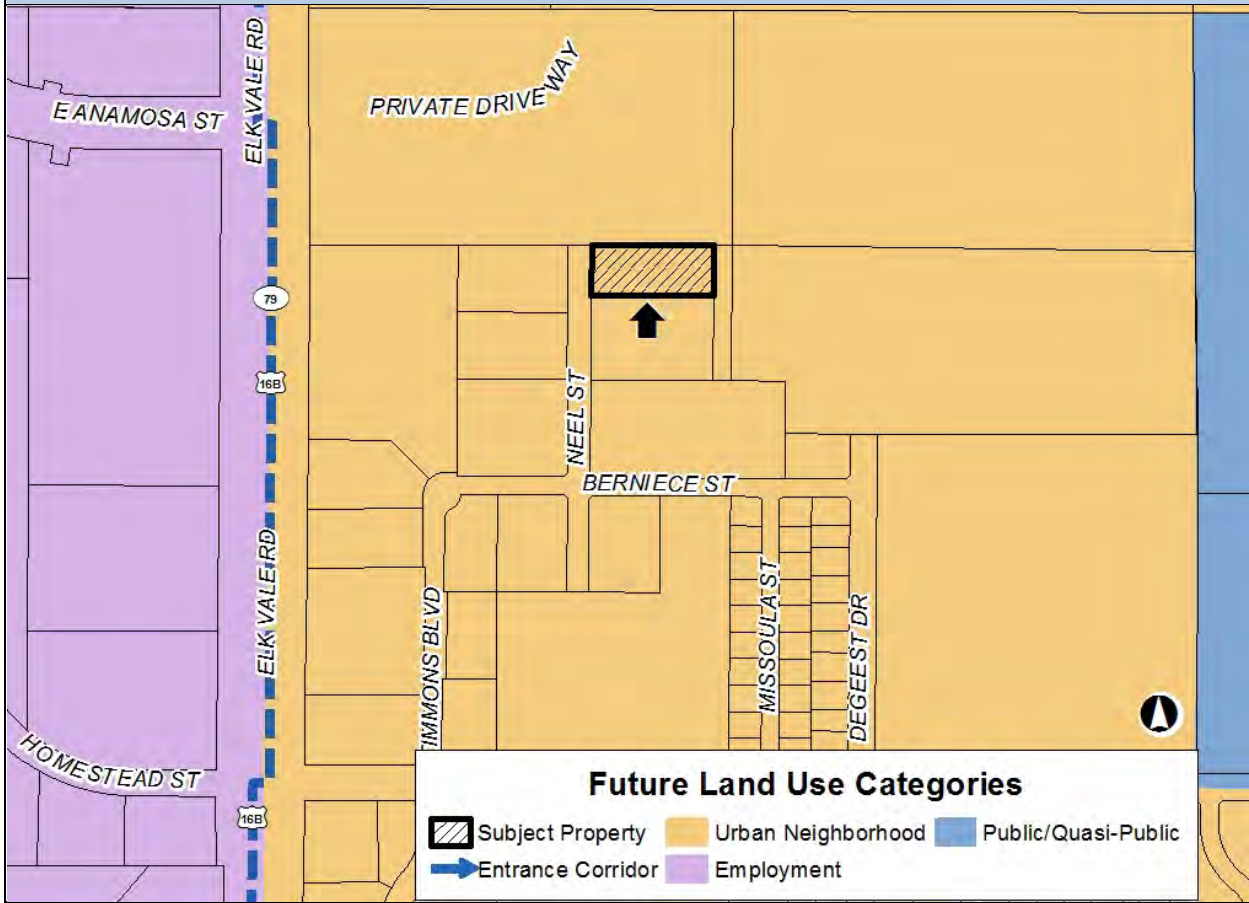
Zoning Map



Existing Land Uses



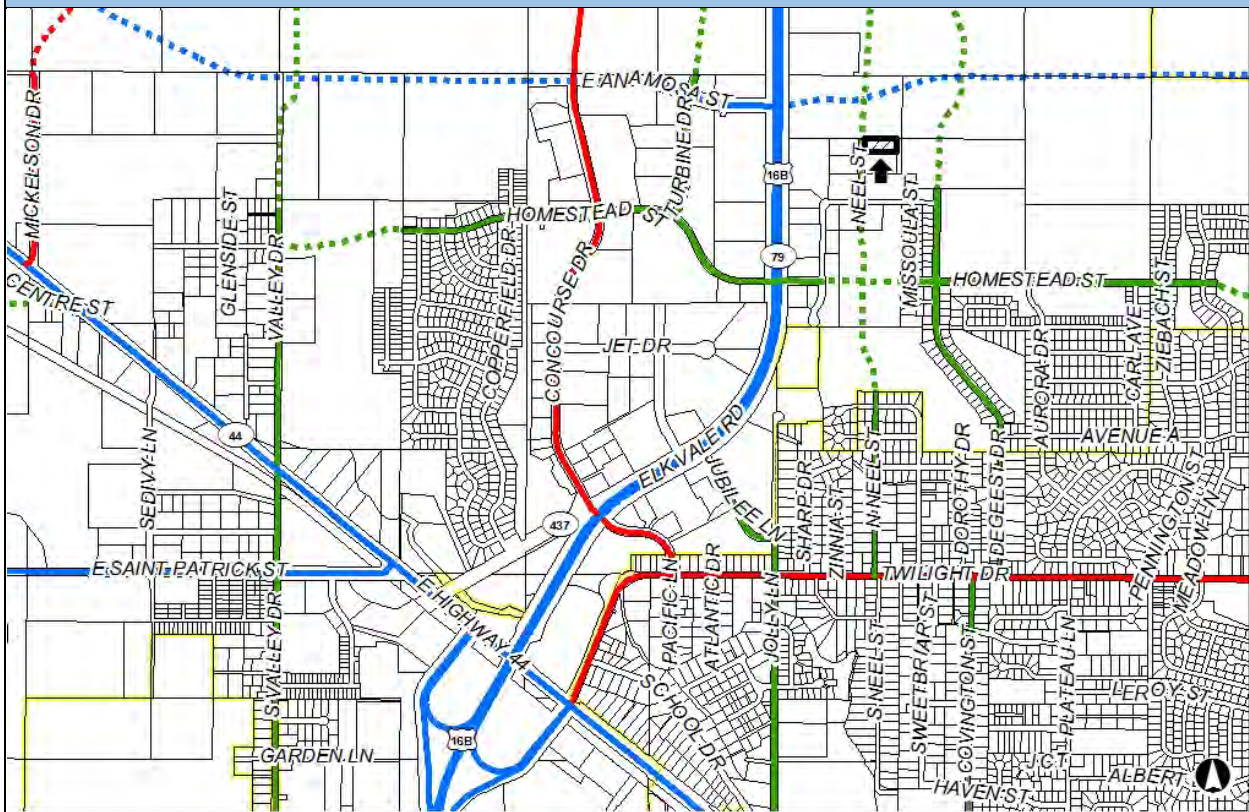
Comprehensive Plan Future Land Use



Future Land Use Categories

- Subject Property
- Urban Neighborhood
- Public/Quasi-Public
- Entrance Corridor
- Employment

Parks or Transportation Plan










Major Street Plan

- Subject Property
- Minor arterial
- Collector
- Principal arterial
- Proposed collector
- Proposed minor arterial
- Proposed principal arterial
- Rapid City Limits

Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Office Commercial District	Required	Proposed	
Lot Area	6,500 square feet	47,794 square feet	
Lot Width	50 feet	135 feet	
Maximum Building Heights	3 stories or 35 feet	19 feet	
Maximum Density	30%	13.8%	
Minimum Building Setback:			
• Front	20 feet	25 feet	
• Rear	25 feet	177.5 feet	
• Side	25 feet	25 feet / 66 feet	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	41,199 points	41,263 points	
• # of landscape islands	1 per 50 spaces	0	
Minimum Parking Requirements:			
• # of parking spaces	3 spaces	9 spaces (3 Garage)	
• # of ADA spaces	1 ADA Van Accessible	1 ADA Van Accessible	
Signage	As per RCMC 17.50.100	None Proposed	
Fencing	As per RCMC 17.50.340	None proposed	

Planning Commission Criteria and Findings for Approval or Denial	
<p>Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Major Amendment to a Planned Development Overlay:</p>	
Criteria	Findings
<p>1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:</p>	<p>The subject property is 1.11 acres in size and is zoned Office Commercial District. The applicant is proposing to construct a seven bedroom group home to provide housing and services to foster children in the region. Additionally, the group home will house two, 2-bedroom apartments for children over the age of 18 that would like to stay in the care of the Abbott House after graduation.</p> <p>The applicant has noted that future phases of development on the property will include a four unit apartment complex to house foster children who wish to stay in the care of the Abbott House after they turn 18. The proposed apartment complex will have four, 2-bedroom units and will be located east of the proposed group home. This future phase of development or any other expansion of use on the property will require the review and approval of a Major Amendment to the Planned Development Overlay prior to issuance of a Building Permit.</p>
<p>2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:</p>	<p>The applicant is proposing to construct a 6,596 square-foot, seven bedroom group home to provide housing for children in foster care. A group home is a conditional use within the Office Commercial District.</p>

3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations:	The applicant has not requested any Exceptions as part of this Final Planned Development Overlay application.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	A group home is a conditional use within the Office Commercial District.
5. Any adverse impacts will be reasonably mitigated:	The stipulations of approval of this application will serve to reasonably mitigate any adverse impacts.
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 have been requested as part of this Final Planned Development Overlay 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	
 A Balanced Pattern of Growth	
BPG-3.1A	Balanced Uses: The proposed group home is a community based service organization that promotes positive community growth in an existing residential neighborhood.
 A Vibrant, Livable Community	
LC-2.1C	Variety of Housing Types: The proposed group home provides housing for foster children from the community and surrounding region.
 A Safe, Healthy, Inclusive, and Skilled Community	
	N/A
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration: The subject property will be accessed via Neel Street, which is identified as a Collector Street on the City's Major Street Plan.
 Economic Stability and Growth	
EC-1.2A	Housing Stock: N/A
 Outstanding Recreational and Cultural Opportunities	
	N/A
 Responsive, Accessible, and Effective Governance	

GOV-2.1A	Public Input Opportunities: The proposed Final 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 Final Planned Development Overlay is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
SDP-N1	Mix of Housing Types: The proposed group home provides housing for foster children from the community and surrounding region.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Neighborhood Area
Neighborhood Goal/Policy:	
EV-NA1.1A	Residential Growth: The proposed group home provides additional housing for foster children in an existing residential neighborhood.

Findings	
Staff has reviewed the Final Planned Development Overlay to allow a group home pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The application appears to meet all staff requirements of approval.	

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends that the Final Planned Development Overlay to allow a group home be approved with the following stipulations:	
1.	Prior to issuance of a Building Permit, the site plan shall be revised to address all redlined comments;
2.	Prior to issuance of a Building Permit, the site plan shall be revised to show a minimum 26-foot wide parking aisle;
3.	Prior to issuance of a Building Permit for the proposed 4-unit apartment complex, a Major Amendment to the Planned Development Overlay shall be submitted for review and approval;
4.	Prior to issuance of a Certificate of Occupancy, Detention Facility No.2 of the Racetrack Draw Drainage Basin Design Plan shall be retrofitted for water quality;
5.	Prior to issuance of a Certificate of Occupancy, Neel Street public improvements shall be accepted by the City;
6.	All signage shall continually conform to the Sign Code. No electronic signs are being approved as a part of this Major Amendment to the Planned Development Overlay. Changes to the proposed sign package, which the Department of Community Development Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Development Overlay. All signage not in conformance with the Sign Code shall require a Major Amendment to the Final Planned Development. Any electronic reader board signs shall require the review and approval of a Major Amendment to the Final Planned Development. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A Sign Permit shall be obtained for each individual sign; and,
7.	The Final Planned Development Overlay shall allow a group home in the Office Commercial District. All requirements of the office Commercial District shall be maintained unless specifically authorized as a stipulation of this Final Planned

	<p>Development Overlay or a subsequent Major Amendment to the Planned Development. All uses permitted in the Office Commercial District which do not increase parking requirements shall be permitted contingent upon an approved Building Permit. All conditional uses in the Office Commercial District or uses which increase the required amount of parking on the site shall require a Major Amendment to the Planned Development.</p>
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Rapid City Department of Community Development

Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

		Applicant Request(s)
Case # 19PD015		Final Planned Development Overlay to allow a group home
Companion Case(s)		N/A
N/A		
ADVISORIES: Please read carefully!		
1.	A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;	
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;	
3.	All requirements of the currently adopted Building Code shall be met;	
4.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;	
5.	A Right-of-way Permit shall be obtained prior to any work within the right-of-way, including grading;	
6.	ADA accessibility shall be provided throughout the structure and site as necessary;	
7.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Development Overlay or a subsequent Major Amendment;	
8.	All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind; and,	
9.	All applicable provisions of the adopted International Fire Code shall continually be met.	