Case No. 21PD027

Legal Description:

Lot 25 thru 32 of Block 107 of Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
Fencing around patios-
Matching fencing at the Care Campus
August 2, 2021  
City of Rapid City  
Engineering  
300 Sixth Street  
Rapid City, SD 57701  

Pennington County Crisis Stabilization Final Planned Development  

**Intended Use:**  
The first classification is Crisis Care.  

The Crisis Care Center provides access to immediate care for adults, age 18 and older, with mental health and substance abuse concerns. Individuals meet with a Qualified Mental Health Professional to work through their specific crisis and build a personalized recovery focused stabilization plan to reduce the likelihood of future crisis situations. The individual may remain onsite for observation and assessment for needed services for up to 24 hours.  

The maximum of 8 people will be allowed under the Department of Social Services licensure.  

The second classification is the Crisis Stabilization Unit.  

The Crisis Stabilization Unit improves the continuum of mental health care by providing a regionalized approach to crisis intervention services, allowing clients to stay up to five days while stabilizing their mental health crisis and adjusting their psychiatric medications. This solution also provides a more efficient an effective use of law enforcement time when responding to mental health crisis calls and reduce transportation time. Using a regionalized approach allows clients to access natural supports including their families and provides a seamless transition into ongoing community-based services.  

The maximum of 16 people will be allowed under the Department of Social Services licensure.
Parking Quantities

**Care Campus:**

First floor:
- Required 159 parking stalls
- Needed 38 parking stalls
  - Health and Human Services
    - Employee- 20
    - Client- 3 (any given time)
  - Detox/ safe beds
    - Employee- 10
    - Clients- 1
  - Crisis Care
    - Employee- 2
    - Client- 1
  - Mechanical/ Other
    - Employee- 1: This person is based out of Building and Grounds Building

Second floor:
- Required 140 parking stalls
- Needed 121 parking stalls
  - City County Alcohol and Drug Program
    - Employee- 15
    - Client- 11-day use (any given time)
    - Families visiting clients throughout the facility- 15
    - Client early evening use- 42 (after normal business hours)
    - Client late evening use- 30 (after normal business hours)
  - Residential Program
    - Employee- 4 (2 people per shift/ overlap)
    - Client- 4 people
  - Mechanical/ Other
    - Employee- same person as first floor

**Crisis Stabilization:**

- Required 32 parking stalls
- Needed 16 parking stalls
  - Employee- 8-10
  - Client- (16 total beds) 6

**Campus Parking History**

- 16PD051 reduced parking from 241 to 67 (Care Campus remodel)
- 18PD035 reduced parking from 296 to 85 (2nd floor infill @ Care Campus)
- 21D013 reduce parking from 117 to 101 (Initial planned development for Crisis Stabilization)
Justification:

1. The stabilization project will also provide an additional 8 stalls along Quincy Street and 12 stalls on the west side of 3rd Street. There are an additional 82 parking stalls directly in front of the Care Campus along 3rd, Quincy, 4th and Kansas City Street that help to serve the parking needs of the campus.

A total of 159 parking stalls on and adjacent to the Care Campus support operations. Approximately 72 stalls of the 159 that are for after normal business hour use (evening group meetings).

Upper Deck Architects completed a parking study March of 2021. The report is provided as an attachment to this letter. The findings of this report are as follows:
   A. Kansas City Parking (North side) in front of Care Campus – 24% utilized.
   B. Kansas City Parking (South side) in front of the Care Campus – 6% utilized.
   C. Courthouse Parking (during business hours) – 82% utilized.
   D. Care Campus North West Parking – 91% utilized
   E. Care Campus South West Parking – 69% utilized
   F. Care Campus South East Parking – 73% utilized.
   G. Quincy Street (North side) in front of Crisis Stabilization – 2% utilized

2. Pennington County maintains numerous parking lots around their campus including:
   a. Courthouse Parking - 82% utilized
   b. Administration Lot - 92% utilized
   c. Evidence Lot - 96% utilized
   d. Parking Structure - 65% utilized
   e. Old Harley Balding Lot- 50% utilized
   f. Saint Joe Lot- 48% utilized
   g. SOB Building Lot- 55% utilized

3. Pennington County has purchased the Lamp Lighter Inn located on the southeast corner of St. Joseph and 1st Street. The lot will provide 57 additional stalls that can serve as employee parking. The lamp lighter will serve as private parking for County staff to allow for additional general public parking closer to the Pennington County Campus including within the parking structure.

4. Ultimately the Final PD is requesting 1 less parking stall from the approved initial 21PD013 parking count.
Building Offsets

**Front yard** – maintain 25-foot setback from property line. Canopy structure with columns for patio areas will extend into 25-foot setback with an 8’ encroachment.

**Side yard (east)** – reduce set back to 3 feet from property line. 3rd Street has been vacated to the north and has created a dead-end portion of road. 3rd Street does not convey traffic through this area and no longer acts as an arterial roadway.

**Side Yard (West)** – maintain 25-foot setback from property line.

**Rear yard** – reduce setback to 15 feet off alley. Surrounding buildings currently have 0-foot offsets from alley way.

Maximum lot coverage

Regulation: Maximum of 50%.
Actual: 49%

Landscaping

The project will meet or exceed the landscape quantity requirements.

Exceptions

- Reduce set back to 3 feet from property line. 3rd Street has been vacated to the north and has created a dead-end portion of road. 3rd Street does not convey traffic through this area and no longer acts as an arterial roadway.
  - 3rd Street will be accessed primarily by the Care Campus, Crisis Stabilization and One Heart.
  - Pushing the building to the east allows for more space from the residential home on the west side of the lot.

- Reduce setback to 15 feet off alley. Surrounding buildings currently have 0-foot offsets from alley way.
  - The rear set back is along an alley. The adjacent structures have a zero set back off the alley.
  - The alley will be used primary by the Care Campus and Crisis Stabilization buildings.
  - There is one house that will continue to have alley access.
  - The existing police parking will remain along the alley.

- Reduce total parking stalls for Pennington County’s Care Campus from 101 to 77. (See parking history for justification)

- Allow for Canopy, columns and fencing for patio areas on south side of building to extend 8 feet into the 25-foot setback on south side of the building.

Conditional Use

A conditional use permit will be needed for the following use: Provides supervision, observation and behavior health support for clients on a short-term basis. Clients will be evaluated and divided into two different groups based on their mental health needs.
• Conditional use for a crisis stabilization clinic for Public District zoning.

Attached:
• ACES, Inc Pennington County Campus Two Week Parking Study
• Upper Deck Architects, Parking Study