



# Rapid City Planning Commission

## Conditional Use Permit Project Report

November 22, 2017

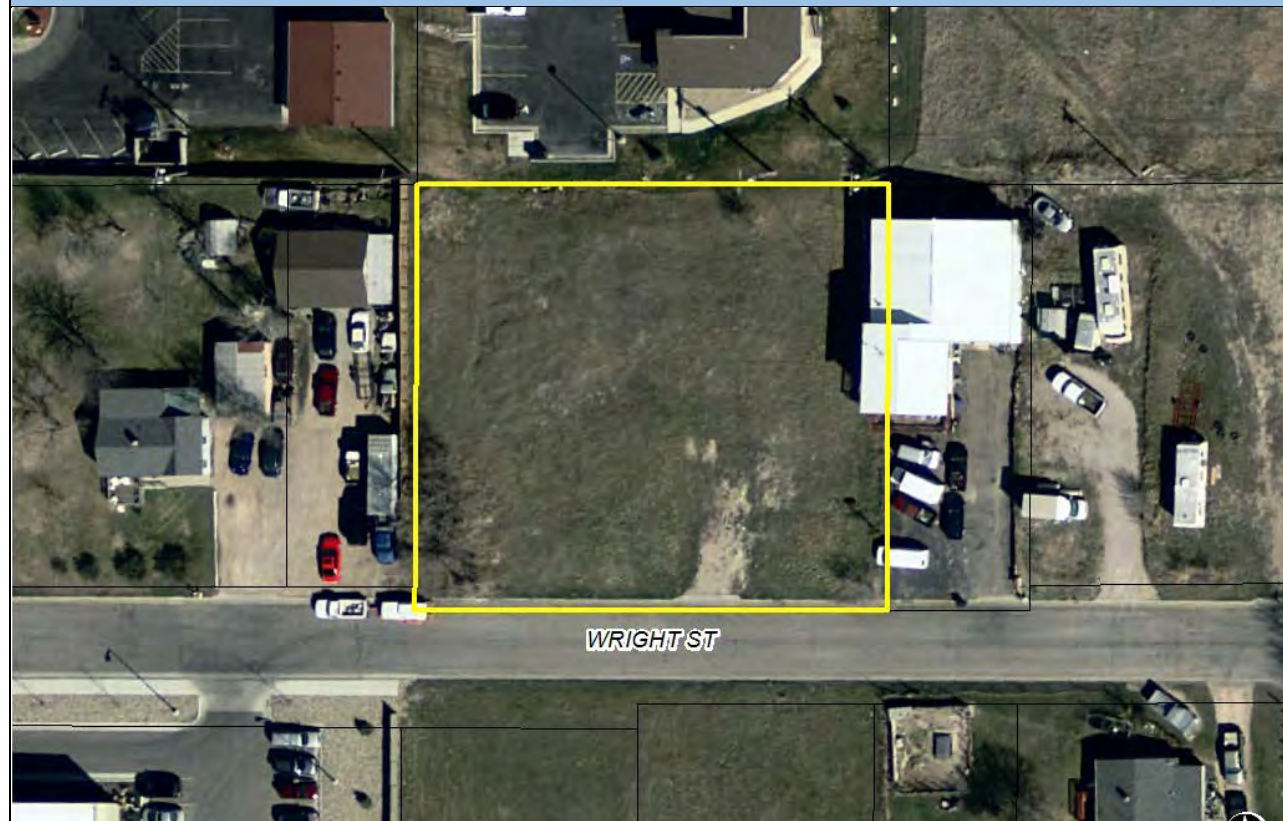
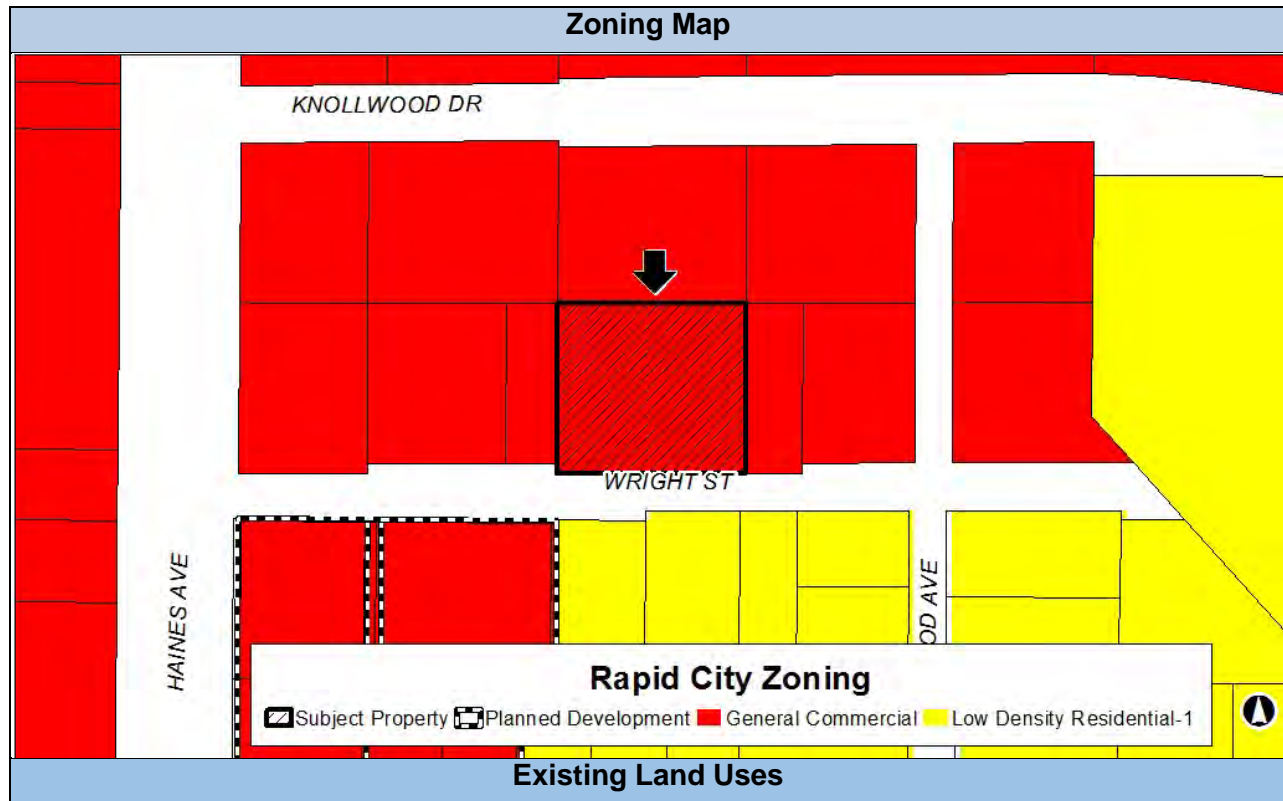
<b>Item #5</b>
<b>Applicant Request(s)</b>
Case # 17UR023 – Conditional Use Permit to allow a group home
Companion Case(s) # N/A

<b>Development Review Team Recommendation(s)</b>
<b>The Development Review Team recommends that the Conditional Use Permit be approved with the stipulations noted below.</b>

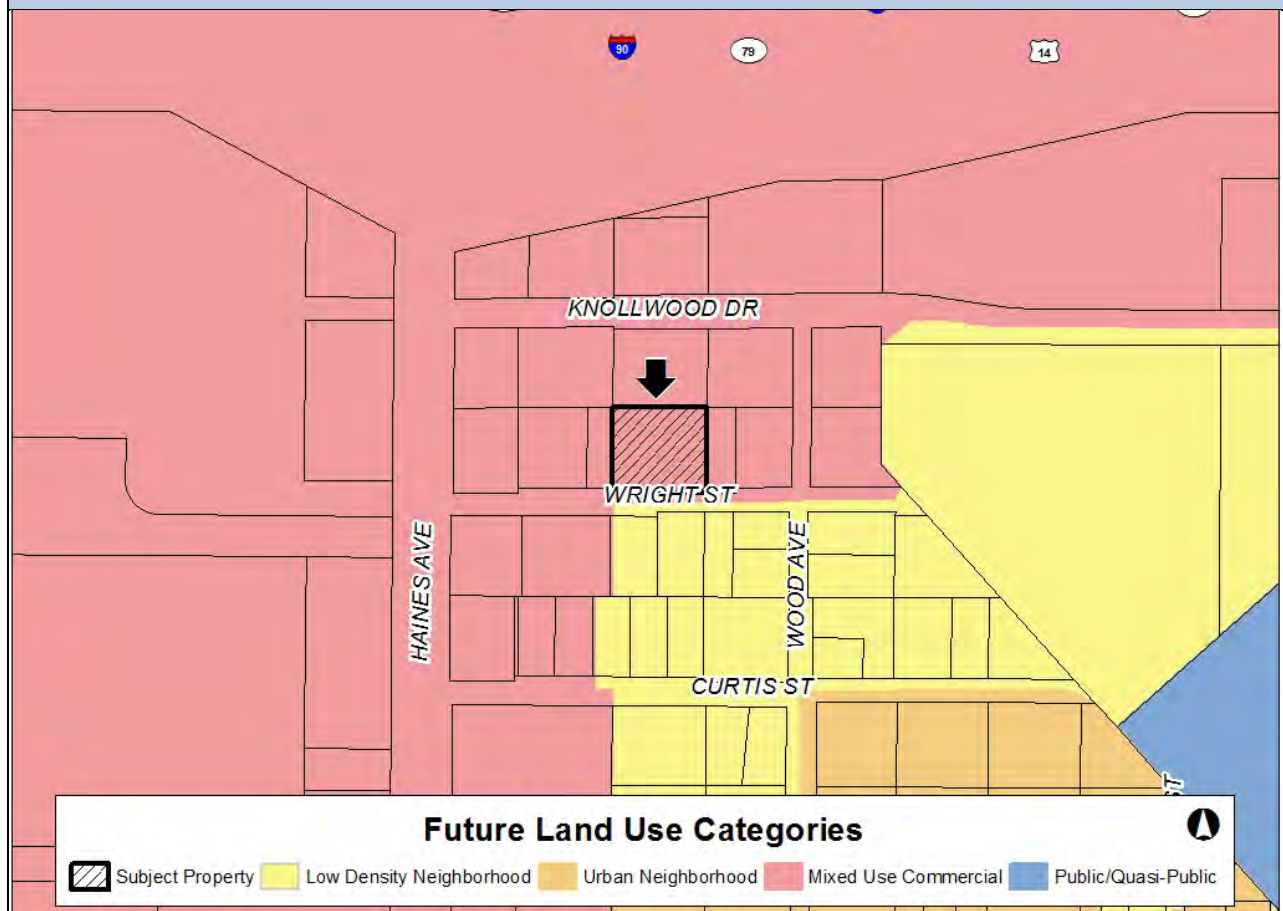
Project Summary Brief	
<p>The applicant has requested a Conditional Use Permit to allow a group home. In particular, the applicant is proposing to construct a 5-unit residential facility measuring 5,350 square feet in size which will include four 1 bedroom units and one 2 bedroom unit. Black Hills Works will provide living support services with one staff member on site at all times. Services provided will include assistance with personal hygiene, meals, laundry, transportation, finances, and health needs.</p>	
Development Review Team Contacts	
Applicant: Black Hills Works, Inc.	Planner: Fletcher Lacock
Property Owner: Black Hills Works Foundation, Inc.	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: FMG, Inc.	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

Subject Property Information	
Address/Location	314 Wright Street
Neighborhood	North Rapid Neighborhood Area
Subdivision	Airport Addition
Land Area	0.56 acres (24,394 square feet)
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Wright Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

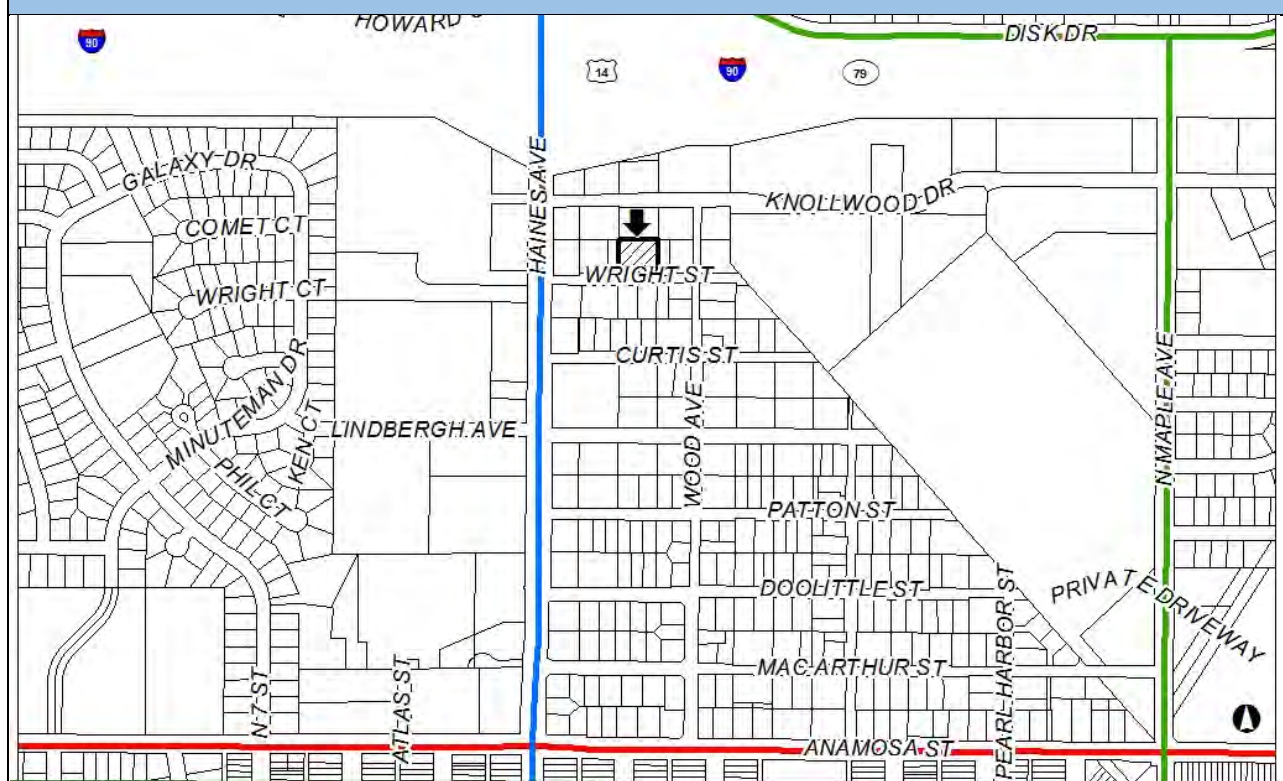
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	GC	MUC	Void of structural development
Adjacent North	GC	MUC	Wild Idea Tattoo
Adjacent South	LDR	LDN	Void of structural development
Adjacent East	GC	MUC	Commercial building
Adjacent West	GC	MUC	Commercial building



## Comprehensive Plan Future Land Use




## Parks or Transportation Plan











Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Commercial District		Required	Proposed
Lot Area		N/A	24,394 square feet
Lot Frontage		N/A	165 feet
Maximum Building Heights		4 stories, 45 feet	One-story
Maximum Density		75%	23%
Minimum Building Setback:			
• Front		25 feet	83.4 feet
• Rear		0 feet	15 feet
• Side		0 feet	38.8 feet to the east / 18.7 feet to the west
• Street Side		25 feet	N/A
Minimum Landscape Requirements:			
• # of landscape points		18,044	19,350
• # of landscape islands		0	0
Minimum Parking Requirements:			
• # of parking spaces		8	8
• # of ADA spaces		1	1
Signage		Pursuant to RCMC	No signage proposed
Fencing		Pursuant to RCMC	None proposed

Planning Commission Criteria and Findings for Approval or Denial	
<b>Pursuant to Section 17.18.030 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to allow a group home</b>	
1. The location, character and natural features of the property:	The property is located approximately 280 feet east of the intersection of Wright Street and Haines Avenue. The property is zoned General Commercial District and is currently void of any structural development.
2. The location, character and design of adjacent buildings:	Properties to the north, east, and west are also zoned General Commercial District and are developed with commercial businesses. Properties to the south is zoned Low Density Residential District and is currently void of structural development.
3. Proposed fencing, screening and landscaping:	A minimum of 19,044 landscape points are required for the proposed development. The applicant has submitted a landscape plan identifying a total of 19,350 points in compliance with the Landscape Regulations. The applicant should be aware that there are existing dead or diseased trees and limbs that must be removed from the property. As such, prior to issuance of a Building Permit, the applicant must coordinate the removal of the dead or diseased vegetation with Rapid City Code Enforcement. The applicant is not proposing any fencing.
4. Proposed vegetation, topography and natural drainage:	The property is located in the Haines Avenue Drainage Basin. The applicant has identified an on-site storm water facility but no detailed design information is provided. As such, upon submittal of a Building Permit, the applicant must submit a drainage report for review and approval.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered	Vehicular access to the property is from Wright Street, a local street as classified by the Infrastructure Design Criteria Manual. There are currently no sidewalks located along the north side of Wright Street. A Building Permit will

vehicles and provisions for handicapped persons:	require the construction of a four foot wide property line sidewalk or the applicant must obtain a Variance. Wright Street right-of-way varies in width in this area from 33 feet to approximately 40 feet. A minimum 52 foot wide right-of-way width is required for a local street. The applicant should be aware that an additional 9.5 feet of right-of-way is needed for Wright Street. The Public Works Department has indicated that the City is interested in acquiring the additional right-of-way and will work with the applicant to acquire the right-of-way in the future. This is separate from this application. The dedication of additional right-of-way would not create any non-conforming issues on the property.
6. Existing traffic and traffic to be generated by the proposed use:	The applicant has stated that the residents do not drive. There will be one staff member on-site at all times with two staff members during shift changes. It does not appear that the proposed group home will generate a significant increase in traffic. In addition, the property is located near the Jefferson North, Lincoln North, Roosevelt North, and Washington North Rapid Ride routes.
7. Proposed signs and lighting:	The applicant is not proposing any signage. Building lighting will be located above entrances to the structure.
8. The availability of public utilities and services:	The property is currently served by Rapid City water and sewer.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The property is zoned General Commercial District. A group home is identified as a conditional use in the district.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The proposed group home will comply with all land area regulations of the General Commercial District.
11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:	It does not appear that the proposed use will have a negative effect on noise, odor, smoke, dust, air, and water pollution.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	The stipulations of approval will ensure that the group home operates in compliance with the Zoning Ordinance and the approved operations plan. Any expansion of the use will require a Major Amendment to the Conditional Use Permit.
<b>Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial</b>	
<b>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:</b>	
<b>Comprehensive Plan Conformance – Core Values Chapters</b>	
 <b>A Balanced Pattern of Growth</b>	
BPG-1.1A	<b>Compact Growth:</b> The property is located in an area of the City currently served by Rapid City water and sewer and paved streets. The proposed group home promoted infill development. In addition, the property is located near Rapid Ride routes which supports the proposed use.

 <b>A Vibrant, Livable Community</b>	
LC-3.1C	<b>Compatible Infill and Redevelopment:</b> As noted above, the property is located in an existing mixed-use area of the City with available public infrastructure and services.
 <b>A Safe, Healthy, Inclusive, and Skilled Community</b>	
SHIS-3.3C	<b>Nearby Housing:</b> The property is located adjacent to Haines Avenue. Black Hills Urgent Care is located directly to the southwest of the property.
 <b>Efficient Transportation and Infrastructure Systems</b>	
TI-2.1A	<b>Major Street Plan Integration:</b> Wright Street is identified as a local street requiring a minimum 52 foot right-of-way width. The right-of-way width along the south property line varies from 33 feet to approximately 40 feet. Public Works staff has indicated that they will be contacting the property owner to obtain the additional 9.5 feet of right-of-way.
 <b>Economic Stability and Growth</b>	
	N/A
 <b>Outstanding Recreational and Cultural Opportunities</b>	
	N/A
 <b>Responsive, Accessible, and Effective Governance</b>	
GOV-2.1A	<b>Public Input Opportunities:</b> The proposed Conditional Use Permit requires that public notice be advertized 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	
<b>Future Land Use Plan Designation(s):</b>	<b>Mixed-Use Commercial</b>
<b>Design Standards:</b>	
N/A	The property is zoned General 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 5 units.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
<b>Neighborhood:</b>	<b>North Rapid Neighborhood Area</b>
<b>Neighborhood Goal/Policy:</b>	
NR-NA1.1A	<b>Residential Neighborhoods:</b> The proposed group home supports infill development and the diversification of housing in the North Rapid Neighborhood Area.
<b>Findings</b>	
Staff has reviewed the Conditional Use Permit to allow a group home pursuant to Chapter 17.18 and Chapter 17.54.030 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 General Commercial District. The proposed group home supports infill development goals and the diversification of housing for a special needs population.	

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends that the Conditional Use Permit to allow a group home be approved with the following stipulations:	
1.	Upon submittal of a Building Permit, the site plan shall be revised to address redlined comments;
2.	Upon submittal of a Building Permit, a drainage report shall be submitted for review and approval;
3.	Prior to issuance of a Building Permit, the applicant shall coordinate the removal of dead or diseased trees and limbs with Rapid City Code Enforcement;
4.	Any proposed signage shall meet the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Conditional Use Permit. The addition of electronic or LED signage shall require a Major Amendment to the Conditional Use Permit. A sign permit is required for all signs;
5.	A minimum of 8 parking spaces shall be provided. In addition, one of the parking spaces shall be ADA van accessible. All provisions of the Off-Street Parking Ordinance shall be continually met;
6.	A minimum of 19,044 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary; and,
7.	The Conditional Use Permit shall allow for a group home operated in compliance with the applicant's operational plan. Any expansion of the use shall require a Major Amendment to the Conditional Use Permit. Any change in use that is a permitted use in the General Commercial District in compliance with the Parking Ordinance shall require a building permit. Any change in use that is a Conditional Use in the General Commercial District shall require the review and approval of a Major Amendment to the Conditional Use Permit.



## 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)	
<b>Case # 17UR023</b>	Conditional Use Permit to allow a group home
<b>Companion Case(s) #</b>	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction or initiation of use 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.	ADA accessibility shall be provided throughout the structure and site as necessary;
5.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development or a subsequent Major Amendment to the Planned Development;
6.	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,
7.	All applicable provisions of the adopted International Fire Code shall continually be met.