

STAFF REPORT
September 21, 2006

No. 06OA004 - Ordinance Amendment to Chapter 17.04 to provide a definition of "Teenage Care Center" and an Ordinance Amendment to Chapter 17.12.030 to allow "Teenage Care Centers" as a Conditional Use in the Medium Density Residential District **ITEM**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 06OA004 - Ordinance Amendment to Chapter 17.04 to provide a definition of "Teenage Care Center" and an Ordinance Amendment to Chapter 17.12.030 to allow "Teenage Care Centers" as a Conditional Use in the Medium Density Residential District
DATE OF APPLICATION	8/24/2006
REVIEWED BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Ordinance Amendment to Chapter 17.04 to provide a definition of "Teenage Care Center" and an Ordinance Amendment to Chapter 17.12.030 to allow "Teenage Care Centers" as a Conditional Use in the Medium Density Residential District be approved.

GENERAL COMMENTS: At the August 24, 2006 Planning Commission meeting, a proposal to change the zoning on property zoned Medium Density Residential District to Office Commercial District with a Planned Commercial Development to allow Wellspring to place their offices and care center for teenagers was denied without prejudice. The Planning Commission authorized staff to advertise for public hearings to consider amendments to provide a definition for a teenage care center and include a teenage care center as a conditional use in the Medium Density Residential District.

STAFF REVIEW: Staff has reviewed the recommendation and has submitted two ordinance amendments for the Planning Commission's consideration. The amendment to Chapter 17.04.677 of the Zoning Ordinance will be a definition for "Teenage Care Center". The definition suggested to the Planning Commission stated that 'a "Teenage Care Center" means a facility, by whatever name, in which supervision, tutoring, counseling, transportation and recreation is provided on a regular basis with or without compensation for four or more children between 10 and 19 years of age and their families. Meals may be provided; however, no overnight accommodations may be allowed. Administrative offices associated with the program may also be allowed.' Wellspring representatives have suggested additional language for the definition to include, a "state sanctioned or state supported" facility. Staff has not included that in the ordinance as it may be difficult to define the meaning of "state sanctioned or state supported". Further, the inclusion of the language could restrict the provision of needed services. Wellspring staff also suggested the addition of "education and other enriching activities" in the definition of the facility. Staff has included the addition of "education" in the ordinance as it defines the activities occurring in the facility.

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Staff has also prepared an ordinance amendment to Chapter 17.12.030 to add "Teenage Care Center" as a Conditional Use in the Medium Density Residential Zoning District. This will also allow a Teenage Care Center as a Conditional Use within the Office Commercial Zoning District as all uses allowed as a Conditional Use in the Medium Density Residential Zoning District are also allowed in the Office Commercial Zoning District.

Staff recommends that the Ordinance Amendment to Chapter 17.04 to provide a definition of "Teenage Care Center" and an Ordinance Amendment to Chapter 17.12.030 to allow "Teenage Care Centers" as a Conditional Use in the Medium Density Residential District be approved in accordance with the attached ordinance.