

STAFF REPORT
January 4, 2007

No. 06OA007 - Ordinance Amendment to Section 17.12.030 to allow adult day care centers as a Conditional Use in the Medium Density Residential Zoning District

ITEM 22

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 06OA007 - Ordinance Amendment to Section 17.12.030 to allow adult daycare centers as a Conditional Use in the Medium Density Residential Zoning District
DATE OF APPLICATION	12/11/2006
REVIEWED BY	Marcia Elkins

RECOMMENDATION:

Staff recommends that the Ordinance Amendment to Section 17.12.030 to allow adult daycare centers as a conditional use in the Medium Density Residential Zoning District be approved.

GENERAL COMMENTS: On November 10, 2006 Brent and Anita Moline, owners of the Parkside Professional Building, submitted a letter requesting that the Planning Commission sponsor an ordinance amendment allowing adult daycare facilities in Office Commercial Zoning allowing them to locate such a use on the property located at 2800 Jackson Boulevard. The Rapid City Planning Commission considered the request and noted that the Moline's property is currently zoned Medium Density Residential. After a brief discussion, the Planning Commission authorized staff to advertise for a public hearing to consider an Ordinance Amendment to allow adult day care facilities as a Conditional Use in the Medium Density Residential Zoning District. As a result, this request has been submitted for consideration through the formal ordinance amendment procedure.

STAFF REVIEW: Currently adult day care centers are a Conditional Use in the General Commercial Zoning District subject to the following considerations: 1) proximity to major arterials, 2) proximity to recreation facilities, 3) traffic generated by the center, 4) hours of operation of the center, 5) existing or potential levels of air and noise pollution in the area, 6) access from the center to adjacent areas which are used for commercial and industrial purposes, 7) appropriateness of outdoor recreation areas; if outdoor recreational areas are permitted, fencing shall not be less than 42 inches in height; 8) Type of vehicular traffic common to the area and 9) any other requirements Council may deem appropriate. Adult day care centers are not currently allowed in any other zoning district.

Currently, child care centers and teenage care centers are allowed as a Conditional Use in the Medium Density Residential Zoning District and by reference also allowed as a Conditional Use in the Office Commercial Zoning District. The inclusion of adult day care centers as a Conditional Use in the Medium Density Residential District would appear to allow a continuum of care in residential settings as the U.S. population continues to age and additional care opportunities are needed. By comparison to child care centers and teenage care centers, adult day care centers would appear to have fewer impacts, less outdoor noise

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and activity than child care centers and teenage care centers might have on the surrounding residential land uses. The most significant impacts would appear to result from increased traffic that could affect a residential neighborhood and the need for drop off or loading areas on a site. Staff has been unable to identify any significant impacts associated with adult day care centers that could not be addressed or mitigated through the Conditional Use Permit process.

Based on this review, the need for additional opportunities in residential settings for an aging population and the ability to mitigate potential impacts and determine the appropriateness of sites for this type of use, staff recommends approval of the Ordinance Amendment to Section 17.12.030 of the Rapid City Municipal Code to allow adult day care centers as a Conditional Use in the Medium Density Residential Zoning District and by reference allow adult day care centers as a Conditional Use in the Office Commercial Zoning District.