

STAFF REPORT
September 9, 2010

No. 100A005 - Ordinance Amendment to amend Section 17.18.030 to add Group Home as a Conditional Use in the General Commercial Zoning District **ITEM 10**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
REQUEST	No. 100A005 - Ordinance Amendment to amend Section 17.18.030 to add Group Home as a Conditional Use in the General Commercial Zoning District
DATE OF APPLICATION	8/13/2010
REVIEWED BY	Karen Bulman / Karley Halsted

RECOMMENDATION:

Staff recommends that the Ordinance Amendment to amend Section 17.50 to add Group Homes as a Conditional Use in the General Commercial Zoning District be approved.

GENERAL COMMENTS: Staff received a request to amend the Zoning Ordinance to allow group homes as a Conditional Use in the General Commercial Zoning District. Currently, group homes are not allowed in the General Commercial Zoning District as a Permitted Use or as a Conditional Use. On August 5, 2010, the Planning Commission directed staff to prepare an ordinance amendment to add Group Homes as a Conditional Use in the General Commercial Zoning District.

STAFF REVIEW: Staff has reviewed the request to amend Chapter 17.18.030 of the Rapid City Municipal Code. A group home is identified as providing personal assistance to 6 or more individuals unrelated by blood or marriage who, by reason of mental or physical disability, addiction to drugs or alcohol, or family and school adjustment problems, require specialized attention and care in order to achieve personal independence. The assistance must include board and room, and may include counseling, rehabilitative services and other incidental services customarily provided by group homes. Currently, group homes are allowed in Low Density Residential, Low Density Residential 2, Medium Density Residential, High Density Residential, Central Business, and Office Commercial Zoning Districts as a Conditional Use.

Conditional Use Permits in the General Commercial District include recreational uses, missions, travel parks, child care centers, fraternities, sororities and denominational student headquarters, adult day care centers, assisted living centers, colleges and universities, and planned unit developments. Many of these conditional uses include living arrangements and are subject to specific standards that allow the activity to fit within the commercial zoning district. The operation of a group home does not appear to have the potential for significant impacts on the adjacent commercial uses. The Conditional Use Permit process will insure that any possible adverse affects of the group homes are reviewed and addressed.

As a conditional use, group homes will be subject to providing: a detailed program and

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services plan; meeting all fire, building and health requirements; and may include hours of operation, number of persons in the home, proximity to other group homes, and type and extent of supervision that is to be provided. The Conditional Use Permit process will allow the Planning Commission to review any potential sites for appropriateness as a group home and will allow a process for mitigating any potential impacts that may develop with a group home.

Staff recommends that the Ordinance Amendment to Chapter 17.18.030 to add “group homes” as a Conditional Use in the General Commercial Zoning District be approved.