

STAFF REPORT

January 10, 2002

No. 01UR059 - Major Amendment to a Use On Review to expand a group home in the Medium Density Residential District **ITEM 27**

GENERAL INFORMATION:

PETITIONER	Lyle Henriksen
REQUEST	No. 01UR059 - Major Amendment to a Use On Review to expand a group home in the Medium Density Residential District
EXISTING LEGAL DESCRIPTION	Lots 1, 2, 3, 4 and 5 of Block 11, Bradsky Subdivision, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.24 acres
LOCATION	1205 East Saint James
EXISTING ZONING	Medium Density Residential District/Flood Hazard District
SURROUNDING ZONING	
North:	Medium Density Residential District/Flood Hazard District
South:	Medium Density Residential District
East:	Flood Hazard District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/14/2001
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Major Amendment to a Use On Review to expand a group home in the Medium Density Residential District be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a Building Permit, the applicant must obtain a Floodplain Development Permit;
2. Prior to issuance of a Certificate of Occupancy, the applicant shall provide an elevation certificate;
3. Prior to issuance of a Building Permit, complete grading and drainage plans shall be submitted for review and approval;

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4. Prior to issuance of a Building Permit, the applicant shall verify that the existing water and sewer service lines are adequate for the proposed expansion. If the existing services lines are not adequate, the applicant shall submit for review and approval a complete set of plans that have been prepared by a Registered Professional Engineer for the installation of all new water or sewer service lines;
5. Prior to City Council approval, the applicant shall submit a revised site plan showing the extension of the five foot sidewalks to the east along East St. James Street and along the property line adjacent to Sioux Avenue;
6. Prior to issuance of a Certificate of Occupancy, the applicant shall have installed the sidewalks along East St. James Street and Sioux Avenue or financial surety shall be posted in the amount necessary to cover the cost of the sidewalk improvements;

Fire Department Recommendations:

7. Prior to issuance of a Certificate of Occupancy, a fire sprinkler system and fire alarm system shall be installed in the entire facility;

Urban Planning Division Recommendations:

8. Prior to City Council approval the applicant shall submit a revised site plan showing the location of twenty two paved parking stalls that comply with the requirements of the Off-Street Parking Ordinance; and,
9. That all requirements of the Off-Street Parking Ordinance shall be continually met.

GENERAL COMMENTS: Wellspring is proposing to expand the group home that currently is operating on the subject property. Wellspring is a non-profit organization which runs a treatment program for adolescents and their families on the subject property. A Use On Review was originally approved for a group home at this location in 1990 and was renewed in 1991 for an indefinite period of time. One of the stipulations of the renewal required that any substantial change to the facility or its operations would require an amendment to the Use On Review. On June 3, 1996 the City Council approved a Major Amendment to the Use On Review to expand the group home. This Major Amendment allowed for the construction of a 2,400 square foot addition to the existing 3,024 square foot facility. Wellspring is now proposing to construct another 3,450 square foot addition to the south side of the facility. The new addition includes common space, ten bedrooms, five bathrooms and two small offices.

The applicant has provided a letter (see attached) detailing the purpose of this expansion, the capacity of the facility after the expansion is completed, a services program, number of staff and hours of operation.

STAFF REVIEW: Staff has reviewed this Use On Review request and noted the following concerns:

Drainage: The Engineering Division has noted that the subject property is located in the 100 year floodplain and as such a Floodplain Development Permit is required prior to any construction. The Engineering Staff is recommending that the applicant verify prior to the

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start of construction that the finished floor elevation of the existing building as well as the proposed addition complies with the requirements of the Floodplain Ordinance. The Federal Emergency Management Agency has revised the base flood elevations in some areas of Rapid City and the applicant may need to adjust the finished floor elevation of the proposed addition to comply with the Floodplain Ordinance. The applicant will need to provide an elevation certificate for the facility prior to issuance of a Certificate of Occupancy.

Fire Sprinkler System: As mentioned previously, Wellspring is proposing to construct an addition to the south side of the existing facility. The Fire Department has noted that the entire facility must be in compliance with current Fire and Building Code regulations. Based on the use of the property and the limited access to the structure because of fencing, the Fire Department is requiring that a fire sprinkler system and fire alarm system be installed in the entire facility.

Water and Sewer Service Lines: Currently, the facility is served by a 1 ½" water service line and a four inch sanitary sewer line. Staff is concerned that the existing water and sewer service lines will not be adequate when the proposed expansion is completed and the fire sprinkler system is operational. Therefore, the Engineering Staff is requesting that the applicant verify that the existing service lines are adequate for the proposed expansion. If the existing services lines are not adequate, the applicant shall submit for review and approval a complete set of plans that have been prepared by a Registered Professional Engineer for the installation of any new water or sewer service lines.

Parking: The site plan submitted with this request shows twenty parking stalls that comply with the requirements of the Off-Street Parking Ordinance. The Off-Street Parking Ordinance requires a total of twenty two parking spaces. Staff is recommending that prior to City Council approval the applicant submit a revised site plan identifying the location of a minimum of twenty two parking spaces.

Developmental Lot: Wellspring currently owns and has requested Use On Review approval for Lots 1 through 5 of Block 11 of Bradsky Subdivision. Currently, the Register of Deeds records show that Lots 1 and 2 are deeded together and Lots 3 through 5 are deeded together. The existing building, as well as the proposed expansion will be entirely located on Lots 1 and 2. However, when complete the lot area covered by buildings on Lots 1 and 2 will exceed the maximum lot coverage allowed in the Medium Density Residential Zoning District. Section 17.04.180 of the Rapid City Municipal Code states that "a developmental lot can be designated where adjacent lots are under one ownership". Once the lots have been designated as developmental lots maximum lot coverage is calculated based on the square footage of the developmental lot. Therefore, staff is recommending that the applicant request developmental lot status for Lots 1 through 5 of Block 11 of Bradsky Subdivision.