

STAFF REPORT

September 5, 2002

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**No. 02PD041 - Major Amendment to a Planned Commercial Development to allow a group home and professional offices and to reduce the parking requirement and allow a zero (0) foot side yard setback**

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**ITEM 23**

GENERAL INFORMATION:

PETITIONER	Thurston Design Group for Working Against Violence, Inc.
REQUEST	<b>No. 02PD041 - Major Amendment to a Planned Commercial Development to allow a group home and professional offices and to reduce the parking requirement and allow a zero (0) foot side yard setback</b>
EXISTING LEGAL DESCRIPTION	Lots 12-16, Block 115, Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.40 acres
LOCATION	The southeast corner of Sixth Street and Quincy Street
EXISTING ZONING	Office Commercial District w/Planned Commercial District
SURROUNDING ZONING	
North:	Central Business District
South:	High Density Residential District
East:	Office Commercial District
West:	High Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	07/26/2002
REPORT BY	Karen Bulman

RECOMMENDATION: Staff recommends that the Major Amendment to a Planned Commercial Development to allow a group home and to reduce the parking requirement and allow a zero (0) foot side yard setback be **approved with the following stipulations:**

**Building Inspection Division Recommendations:**

- 1. That the applicant obtain a Building Permit prior to any construction and a Certificate of Occupancy prior to occupancy;**

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**Engineering Division Recommendations:**

2. That a full site plan be submitted for approval prior to obtaining a building permit;

**Urban Planning Division Recommendations:**

3. That 19 Off-Street Parking spaces be provided as determined by the Planning Commission;
4. That all requirements of the Landscaping Ordinance and Off-street Parking Ordinance shall be continually met;
5. That all other conditions of the original Planned Commercial Development (#01PD001) be continually met; and,
6. That approval of this Major Amendment shall expire if the use is not undertaken and completed within two years of the date of approval by Planning Commission, or if the use as approved has ceased for a period of two years.

**GENERAL COMMENTS:** This item was continued at the August 22, 2002 Planning Commission meeting to allow the applicant time to submit revised site plans. **New or revised text is shown in bold print.** Working Against Violence, Inc., is requesting a Major Amendment to the Planned Commercial Development to allow a group home with thirteen (13) sleeping rooms in the Office Commercial Zoning District. In addition, the structure will have professional office space for the provision of counseling and training programs. These services are provided to both residents of the facility as well as others in the community. On March 5, 2001, the City Council approved a Planned Commercial Development for this property. The Planned Commercial Development limited the uses to those uses allowed in Office Commercial Zoning Districts. Additional uses allowed as a Conditional Use Permit in the Office Commercial Zoning District must require a Major Amendment to the Planned Commercial Development. This application for a major amendment is submitted to allow a group home to be located on the property. In addition, the applicant is requesting to reduce the minimum off-street parking requirement and allow a zero (0) foot side yard setback.

The property is located one block north of the Dakota Middle School and one block south of the Central Business District. Previously, the property was used as office space. The property to the east is zoned Office Commercial Zoning District. A parking lot is located to the east and an unoccupied church building is located east of that parking lot. High Density Residential Zoning District is located south and west of the subject property.

**STAFF REVIEW:** Staff has reviewed this Major Amendment to a Planned Commercial Development and has noted the following **considerations:**

**Use:** The subject property is located in an area near multi-family residential uses, office commercial uses, and general commercial uses. Staff feels the location of a group home with professional offices would be an appropriate use for this property.

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Drainage: The Engineering Department has reviewed the information provided with this application and requests more detailed information. Drainage from the roof of the proposed building could impact the adjoining property located to the east. **A revised site plan has been submitted showing the anticipated drainage. A concrete drainage pan has been proposed to be located between the building and the east property line to accept run-off from the site and roof, and channel the drainage to the north. The Engineering Division has approved the revised site plan; however, a full site plan must be submitted prior to obtaining a building permit.**

Parking: Staff has concerns regarding available off-street parking spaces. A lack of adequate off-street parking could potentially create a parking problem in the area. The area currently experiences high on-street parking demand from events held at the Dakota Middle School, which is in the vicinity of the proposed group home. The proposed building is required to have twenty five (25) off-street parking spaces based on the number of sleeping rooms provided in the building and the number of staff and clients associated with the professional office using the proposed building. Based on the site plan and information provided, there are parking spaces needed for thirteen (13) sleeping rooms, seven (7) staff and five (5) clients for a total of twenty five (25), anticipating that each client will have a car. No visitor parking has been required.

The applicant indicated that they believe nineteen (19) off-street parking spaces would be adequate for the proposed use of their building. Staff is recommending that a revised parking plan be provided to show twenty five (25) required off-street parking spaces. **The applicant made a presentation of the requested (19) off-street parking spaces at the August 22, 2002 Planning Commission meeting. The Planning Commission gave an indication that (19) off-street parking spaces may be adequate.** The Planning Commission will need to determine how many off-street parking spaces will be required for the use.

Setback: The proposed building plan indicates that the building setback on the side yard will be two feet. Office Commercial Zoning District requires that a 25 yard setback be provided on a side property line except when it abuts a Commercial or Industrial Zoning District. As the property located to the east is zoned Office Commercial, the zero yard setback is acceptable. However, drainage concerns must be addressed with the revised site plan to mitigate any impact on the property located to the east.

Landscaping: Landscaping trees for the proposed group home are indicated on the current site plan. Based on the size of the lot and proposed building, a total of 12,319 landscaping points must be provided. **The applicant has provided a revised site plan indicating 19,450 landscaping points will be provided. They are in compliance with the landscaping requirements.**

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Signs: The applicant has indicated that an identification sign made of wood, approximately two to three feet in height and four to five feet in length, will be placed on the property. **A sign package has been submitted in conjunction with a revised site plan. The monument sign will be 3 feet 3 1/2 inches in height and 8 feet in length. The posts and sign will be made of cedar wood. The lettering on the sign will be routed lettering, or will be pre-finished metal letters. The applicant is requesting that the sign be placed diagonally in both front yards of the subject property. The sign will be 12 feet from both front property lines.**

The required sign has been posted on the property indicating that a Major Amendment to the Planned Commercial Development has been requested **and the receipts from the certified mailing have been returned.** Staff has reviewed this application for a Major Amendment to a Planned Commercial Development on the subject property and recommends **approval with the stated stipulations.**