

STAFF REPORT  
August 5, 2004

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**No. 04PD038 – Planned Residential Development - Initial and Final Plan to allow a group home in a High Density Residential Zoning District**

**ITEM 14**

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GENERAL INFORMATION:

PETITIONER	Cornerstone Rescue Mission
REQUEST	<b>No. 04PD038 – Planned Residential Development-Initial and Final Plan to allow a group home in a High Density Residential Zoning District</b>
EXISTING LEGAL DESCRIPTION	E1/2 of Lot 27 and all of Lots 28-29, Block 116, Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.2 acres
LOCATION	404 Columbus Street
EXISTING ZONING	High Density Residential District
SURROUNDING ZONING	
North:	High Density Residential District
South:	High Density Residential District
East:	High Density Residential District
West:	High Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	06/25/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Planned Residential Development-Initial and Final Plan to allow a group home in a High Density Residential Zoning District be continued to the August **26**, 2004 Planning Commission meeting at the property owner's request.

GENERAL COMMENTS:

**(Update July 27, 2004. All revised and/or added text is shown in bold print.) This item was continued at the July 22, 2004 Planning Commission meeting at the property owner's request.**

The applicant has submitted an Initial and Final Residential Development Plan to allow a group home to be located in the existing residence on the above legally described property. The property is located on the north side of Columbus Street between 4<sup>th</sup> Street and 5<sup>th</sup> Street. Currently, a residence and a shed are located on the property.

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In 1946, a building permit was issued to allow the residence to be located on the property. The building permit indicates that the residence was to be used as a “rooming house”. In 1984, a building permit was issued to allow the residence to be used as a “group home”. Subsequently, Women Against Violence, Inc. located to the site. However, a Use on Review and/or a Conditional Use Permit was never reviewed and approved by the City Council to allow the group home to be located within the residence as required by the Zoning Ordinance. As such, the applicant has submitted an Initial and Final Residential Development Plan to allow a group home as identified on the property.

**STAFF REVIEW:**

On July 15, 2004, the property owner requested that the Initial and Final Residential Development Plan be continued to the August 5, 2004 Planning Commission meeting. As such, staff is recommending that this item be continued as requested.

**On July 27, 2004, the property owner requested that the Initial and Final Residential Development Plan be continued to the August 26, 2004 Planning Commission meeting in order for members of staff, the applicants and representatives from the School District’s Office to meet and discuss alternate locations for the proposed group home. As such, staff is recommending that this item be continued as requested.**