



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

## Community Planning & Development Services

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## MEMORANDUM

TO: Planning Commission

FROM: Fletcher Lacock, Planner II

DATE: May 7, 2015

RE: Six month review of a Major Amendment to a Planned Development to allow a group home for transitional housing located on Lot 1 of Block 1 of Fox Run Subdivision, located in Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

On December 1, 2014, the City Council approved a Major Amendment to a Planned Development (File #14PD033) to allow a group home for transitional housing with the stipulation that "(t)his Major Amendment to a Planned Development shall be reviewed by the Planning Commission in six months at the May 7, 2015 Planning Commission meeting". However, as of this writing, the group home has not taken occupancy of the structure and, subsequently, has not been operating on the property since the approval of the Major Amendment. A Building Permit has been issued to renovate the structure for the group home. In order to evaluate the impacts the use may have on the neighborhood, staff recommends that the stipulations be revised to review the Major Amendment six months after the group home has occupied the property.

Staff recommends that the Major Amendment to a Planned Development to allow a group home for transitional housing be approved with the following stipulations:

1. This Major Amendment to a Planned Development shall be reviewed by the Planning Commission six months after the group home has taken occupancy of the structure;
2. The previously granted Exception to reduce the minimum required side yard setback from the south property line from 25 feet to 20 feet 8 inches is hereby acknowledged;
3. The previously granted Exception to allow a maximum lot coverage of 31.6% in lieu of 30% is hereby acknowledged;



EQUAL OPPORTUNITY EMPLOYER

4. A Building Permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
5. Prior to issuance of a Certificate of Occupancy, a six foot high opaque screening fence shall be installed around the parking lot and dumpster location;
6. A minimum of 12 parking spaces shall be provided. One of the parking spaces shall be handicap "van accessible". All provisions of the Off-Street Parking Ordinance shall be continually met;
7. A minimum of 34,512 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code, shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
8. Any proposed signage shall conform to the Sign Code. No electronic signs are being approved as a part of this Major Amendment to the Planned Development. All signage not in conformance with the Sign Code or any electronic reader board signs shall require the review and approval of a Major Amendment. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for all signs;
9. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
10. All applicable provisions of the adopted International Fire Code shall continually be met;
11. All provisions of the Office Commercial District shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Development or a subsequent Major Amendment; and,
12. The Final Planned Development shall allow for a group home for transitional housing to be operated in compliance with the applicant's operational plan. A maximum of eight women with children, a female veteran, and four staff members shall use the facility. A maximum of 36 residents and 4 employees shall be allowed. Any expansion to the use of the structure or the number of residents shall require a Major Amendment to the Planned Development. Any change in use that is a permitted use or is a Conditional Use in the Office Commercial District shall require the review and approval of a Major Amendment to the Planned Development. A mission, detoxification center, or detention center shall not be allowed.