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| Fletcher Lacock, Planner II | Phone: 605-394-4120 |
| Community Planning and Development Services | Fax: 605-394-6636 |
| city web: www.rcgov.org | e-mail: fletcher.lacock@rcgov.org |

# MEMORANDUM

TO: Planning Commission

FROM: Fletcher Lacock, Planner II

DATE: February 16, 2016

RE: Six-month review of a Major Amendment to a Planned Development to allow a group home as transitional housing

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”. On May 7, 2015, the Planning Commission recommended that the Major Amendment be reviewed in another six-months as the group home has not taken occupancy of the structure. A Building Permit was issued to renovate the structure for the group home. In August of 2015, the group home received a Temporary Certificate of Occupancy. The group home has been operational for six months. Staff has not received any complaints against the group home use since it occupied the property.

The applicant has indicated that the existing ground sign located on the property has been removed. In addition, the applicant has indicated that the screening fence around the parking and dumpster will be completed in the upcoming year. The group home has been fully occupied and it appears that the use is suitable at this location. As such, staff recommends that the Major Amendment to a Planned Development to allow a group home as transitional housing be approved with the following stipulations:

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| 1. | 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;  |
| 2. | The previously granted Exception to allow a maximum lot coverage of 31.6% in lieu of 30% is hereby acknowledged; |
| 3. | A Building Permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy; |
| 4. | 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; |
| 5. | 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; |
| 6. | 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; |
| 7. | Any new 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; |
| 8. | 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; |
| 9. | All applicable provisions of the adopted International Fire Code shall continually be met; |
| 10. | 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, |
| 11. | 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. |