

STAFF REPORT

February 8, 2001

---

**No. 01UR003 - Use on Review to allow a mobile home park in the Medium Density Residential District** **ITEM 17**

---

GENERAL INFORMATION:

PETITIONER Davis Engineering for Gary and Shirley Wolff

REQUEST **No. 01UR003 - Use on Review to allow a mobile home park in the Medium Density Residential District**

LEGAL DESCRIPTION SW1/4 SW1/4 and the N8/10ths of W1/4 SE1/4 SW1/4 of Section 20, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

PARCEL ACREAGE Approximately 48 Acres

LOCATION 2780 143rd Avenue

EXISTING ZONING Medium Density Residential District

SURROUNDING ZONING  
North: Limited Agriculture District (County)  
South: Light Industrial District - Heavy Industrial District  
East: Suburban Residential District (County)  
West: Suburban Residential District (County)

PUBLIC UTILITIES On-site water and wastewater

REPORT BY Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Use on Review to allow a mobile home park in the Medium Density Residential District be continued to the February 22, 2001 Planning Commission meeting to allow staff additional time to address legal non-conforming issues relative to the existing use.

GENERAL COMMENTS: The applicant is requesting approval of a Use on Review to allow a mobile home park to be located on the above legally described property. The applicant's site plan identifies 139 mobile home spaces and a manager's office located on the property. The applicant has indicated that the mobile home park was constructed in phases as outlined below:

<u>PHASE</u>	<u>YEAR</u>	<u>NUMBER OF UNITS</u>
One	1975	26 units
Two	1978	31 units
Three	1985	29 units
Four	1986	35 units
Five	1987	18 units

## STAFF REPORT

February 8, 2001

---

**No. 01UR003 - Use on Review to allow a mobile home park in the Medium Density Residential District** **ITEM 17**

---

On July 21, 1999, the City Council approved a resolution annexing the subject property into the corporate limits of the City of Rapid City. The annexation was the result of a failing lagoon system located within the mobile home park. A temporary sewer pipe was extended from the lagoon system to a City sewer line located at the Rapid City Visitor Information Center along Elk Vale Road. The temporary sewer pipe was used to discharge overflow material(s) from the lagoon system. The pipe has since been removed and the lagoon is functioning as the on-site wastewater system for the mobile home park.

Prior to the issuance of a building permit to replace and/or to construct an addition onto an existing mobile home, a Use on Review must be approved to allow the mobile home park on the subject property.

STAFF REVIEW: The existing mobile home park does not conform in part to the provisions of the Rapid City Municipal Code. Since the mobile home park existed prior to the annexation of the property into the corporate limits of Rapid City, portions of the mobile home park may be legal nonconforming. Staff is recommending that the Use on Review be continued to the February 22, 2001 Planning Commission meeting to allow staff to review the legal nonconforming issues with the City Attorney's Office and to develop alternatives for the applicant's consideration.