

STAFF REPORT

September 20, 2001

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**No. 01UR050 - Major Amendment to a Use On Review to allow for the expansion of a mobile home park in the Medium Density Residential District**

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**ITEM 20**

GENERAL INFORMATION:

PETITIONER	FMG Engineering for Northwestern Engineering
REQUEST	<b>No. 01UR050 - Major Amendment to a Use On Review to allow for the expansion of a mobile home park in the Medium Density Residential District</b>
LEGAL DESCRIPTION	Lots 1 and 2 of Meadowlark Hills Subdivision and unplatted land located in SE1/4 of the NE1/4 all located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.1 acres
LOCATION	North of East North Street, east of LaCrosse Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Light Industrial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the Major Amendment to a Use On Review to allow for the expansion of a mobile home park in the Medium Density Residential District be denied without prejudice for proposed Lots 11 through 28 and approved for proposed Lots 1 through 10 with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a Grading Permit or Building Permit, the applicant shall submit revised street, grading, water and sewer plans for review and approval;
2. A Grading Permit or Building Permit shall be required for the construction of the water supply system, sewer system, drainage improvements and road improvements;
3. Prior to issuance of a Grading Permit or Building Permit, the applicant shall submit a drainage plan for review and approval;

Fire Department Recommendations:

4. Prior to issuance of any Building Permits for mobile homes or the placing of mobile

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homes on lot sites, fire hydrants shall be installed and operational providing a minimum fire flow of 1000 gpm;

5. Prior to the issuance of Building Permits for mobile homes, addresses shall be posted on each lot in a location that is readily visible from the street;

#### Air Quality Division Recommendations:

6. Prior to the issuance of any building permits or grading permits, an Air Quality Construction Permit shall be obtained if more than one acre of surface area is disturbed;

#### Building Inspection Department Recommendations:

7. Building permits are required and shall be obtained for this project/development as required by the Rapid City Municipal Code;

#### Urban Planning Division Recommendations:

8. Prior to City Council approval, a revised site plan shall be provided that shows the location of storage units and/or the patios for Lots 1 through 10;
9. Prior to City Council approval, a revised site plan shall be provided that shows the location of guest parking in accordance with the Rapid City Municipal Code for Lots 1 through 10;
10. Prior to City Council approval, plans shall be submitted indicating compliance with the provisions of Section 15.48.110 of the Rapid City Municipal Code or an ordinance amendment allowing cul-de-sac roads in mobile home parks shall be adopted;
11. All provisions of Section 17.50.270, the Minimum Off-Street Parking Requirements of the Rapid City Municipal Code shall be continually met; and,
12. All provisions of Sections 17.50.110 and 15.48 of the Rapid City Municipal Code shall be continually met.

GENERAL COMMENTS: The applicant is proposing to expand an existing mobile home park with the development of two additional areas. The plans submitted with this request show that East Adams Street would be extended to the northeast to accommodate the development of ten mobile home rental lots (Lots 1 through 10) and a 400 foot cul-de-sac would be constructed to the west of existing Canary Court to accommodate 18 additional mobile home rental lots (Lots 11 through 28).

The Use On Review to allow a mobile home park in the Meadowlark Hills Mobile Home Park was originally approved in 1972. This park has been expanded a number of times with the last Major Amendment to the Use On Review being approved in March, 1997.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

**Access:** Chapter 15.48.110 of the Municipal Code states that "...access roads shall be provided to each mobile home space in a mobile home park. All access roads shall be continuous, connecting with streets or highways, and shall not dead end". The plans submitted with this request show that both access roads to the proposed mobile home lots

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dead end. Therefore staff is recommending that prior to City Council approval the applicant provide revised plans indicating compliance with Chapter 15.48.110 of the Rapid City Municipal Code or that an ordinance amendment is adopted allowing cul-de-sac roads in mobile home parks.

Storage Lockers: Chapter 17.50.110 of the Zoning Ordinance states that "...each mobile home space shall be provided with a paved patio of at least two hundred square feet and have a storage locker of at least one hundred cubic feet. Storage lockers may be located in locker compounds". Staff is recommending that the applicant's site plan be revised to show the storage units and/or the patios.

Guest parking: In addition to the two parking spaces required for each mobile home unit the Rapid City Municipal Code requires that an automobile parking area be provided for the use of guests. The ordinance requires that guest parking spaces shall be provided at a ratio of one parking space per four trailer sites. The plans submitted for the new development areas do not provide for any of the required guest parking spaces. Staff is requesting that the plans be revised to reflect the appropriate number of guest parking spaces for Lots 1 through 10.

Development plans: The applicant has submitted plans for the extension of East Adams Street including street design, grading, water and sewer extension plans. Engineering Staff has reviewed these plans and noted revisions that must be completed prior to issuance of a grading or building permit. In addition, the Engineering Division is requesting that prior to issuance of a grading or building permit for the construction of the water, sewer and road extension a drainage plan for this new development area must be submitted for review and approval. At this time the applicant has not submitted any development plans for Lots 11 through 28 and has indicated that they are unsure when this area will be developed. Therefore, staff recommends that this portion of the proposed development be denied without prejudice.

Fire Department: The Fire Department has requested that each mobile home shall have an address and the address shall be posted in a location on each lot that is readily seen from the street.

As of this writing, the receipts from the certified mailings have been returned. The Use On Review sign has been posted on the property. Staff has received two calls regarding this request. The callers did not express any support of or opposition to the Use On Review request.