

STAFF REPORT

April 4, 2002

No. 02UR003 - Major Amendment to a Conditional Use Permit to allow the expansion of a mobile home park

ITEM 20

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for N.W. Engineering
REQUEST	No. 02UR003 - Major Amendment to a Conditional Use Permit to allow the expansion of a mobile home park
EXISTING LEGAL DESCRIPTION	Lot 1 and 2 of Block 3 of Feigel Subdivision; and the remaining balance of Block 3 of Feigel Subdivision; and the south 40' of previously vacated Madison Street right of way between Riley Avenue and Cambell Street; and the previously vacated 16' east-west right of way through Lots 1 and 2 of Block 3 of Feigel Subdivision and remaining balance of Block 3 of Feigel Subdivision; and the north 40' of previously vacated Watertown Street right of way located between Riley Avenue and the west lot line of Lot 3 of Block 2 of Feigel Subdivision; all located in the SE1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.9 acres
LOCATION	North of East North Street and east of Riley Avenue
EXISTING ZONING	Light Industrial Zoning District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District
East:	General Commercial District
West:	Light Industrial District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	02/08/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Major Amendment to a Conditional Use Permit to allow the expansion of a mobile home park be approved with the following stipulations:

STAFF REPORT

April 4, 2002

No. 02UR003 - Major Amendment to a Conditional Use Permit to allow the expansion of a mobile home park **ITEM 20**

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 obtained prior to 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 homes on lot sites, fire hydrants shall be installed and operational providing a minimum fire flow of 1000 gpm at 20 psi;
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;

Building Inspection Department Recommendations:

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

Air Quality Division Recommendations:

7. 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;

Urban Planning Division Recommendations:

8. All provisions of Section 17.50.270, the Minimum Off-Street Parking Requirements of the Rapid City Municipal Code shall be continually met; and,
9. All provisions of Sections 17.50.110 and 15.48 of the Rapid City Municipal Code shall be continually met.

GENERAL COMMENTS: This item was continued from the March 21, 2002 Planning Commission meeting. (Updates to the staff report are shown in bold.) The applicant is proposing to expand an existing mobile home park with the development of property south of the existing mobile home park. The plans submitted with this request show that a cul-de-sac will be constructed east from Riley Avenue to accommodate the development of twelve mobile home rental lots. In addition, the applicant has submitted a request to rezone the subject property from Light Industrial Zoning District to Medium Density Residential Zoning District (see associated file #02RZ005).

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 on January 7, 2002.

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

STAFF REPORT

April 4, 2002

No. 02UR003 - Major Amendment to a Conditional Use Permit to allow the expansion of a mobile home park **ITEM 20**

Development Plans: The plans submitted with this request identified the location of the proposed mobile home lots, proposed cul-de-sac and the proposed water line and sewer line improvements. The plans did not include detailed information regarding grading and drainage plans. The Engineering Division has noted that prior to issuance of a Building Permit, detailed grading, storm drainage, street, water and sanitary sewer plans must be submitted for review and approval.

Cambell Street Right Of Way: The site plan submitted with this request identified that the property abuts the Cambell Street right of way on the east side. However, the site plan did not clearly identify the platted width and location of the existing Cambell Street right of way with respect to the subject property. The adopted Major Street Plan identifies Campbell Street as an arterial street and the Rapid City Street Design Criteria Manual requires 100 feet right of way for the construction of an arterial street. Staff is requesting that the applicant submit a revised site plan showing the Cambell Street right of way and that sufficient room will be provided on the proposed mobile home lots to ensure that the mobile homes will be able to comply with the applicable setback requirements in the future. **The applicant has submitted the requested site plan and it does appear that the lots abutting the Cambell Street right of way will have sufficient room to accommodate a mobile home and provide the required setbacks.**

Water and Sewer Systems: The applicant has indicated that the cul-de-sac that provides access to the mobile home lots will be a private street within a 50 foot wide public utility easement and that the applicant wishes to designate the water and sewer mains serving the proposed expansion as public facilities. In the past, water and sanitary sewer lines located within the boundaries of a mobile home park have been the responsibility of the mobile home park owner. However, the Engineering Staff has noted that if the proposed water main was extended east to the Cambell Street right of way, the main could be utilized to provide water to other properties in the area. Therefore, staff is recommending that the sanitary sewer be constructed and maintained by the property owner and that the water main could be designated as a public main if the applicant constructs the main to the Cambell Street right of way and provides a utility easement for the entire length of the water main.