

STAFF REPORT

November 20, 2003

**No. 03PD045 - Planned Residential Development - Initial and Final
Plan to allow a mobile home park**

ITEM 25

GENERAL INFORMATION:

PETITIONER	Bacon & Sherman Limited I
REQUEST	No. 03PD045 - Planned Residential Development - Initial and Final Plan to allow a mobile home park
EXISTING LEGAL DESCRIPTION	Lots 1 thru 9 and 11 thru 20, Block 5 and the north half of vacated East Watertown Street; Lots 3 thru 14 and the vacated alley adjacent to Lots 7 thru 14 in Block 6 and the south half of vacated Watertown Street lying north of the railroad right-of-way, and the vacated portions of Herman Street, East Madison Street and Maple Avenue all in Schnasse Addition; all located in NW1/4 SW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract A and Tract B of Henrickson Addition, located in NW1/4 SW1/4 of Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.35 acres
LOCATION	110 East Watertown Street
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	General Commercial District w/Planned Commercial Development
East:	Medium Density Residential District
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	08/29/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Plan to allow a mobile home park be **denied without prejudice at the applicant's request.**

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GENERAL COMMENTS:

(All added and/or revised text is shown in bold print.) This item was continued at the September 9, 2003 Planning Commission meeting to allow the applicant to submit additional information. However, the property has recently been sold to Bacon & Sherman Limited I. The new owner has requested that the Initial and Final Planned Residential Development be denied without prejudice. As such, staff is recommending that this item be denied without prejudice as requested by the applicant. Please note that no other part of the Staff Report has been revised. The applicant has submitted an Initial and Final Planned Residential Development to allow a 53 unit mobile home park to be located on the subject property. The applicant has also submitted a Layout, Preliminary and Final Plat to combine the subject property, including previously vacated East Watertown Street right-of-way, into two lots. In addition, the applicant has also submitted a Variance to the Subdivision Regulations to waive the requirement to provide sidewalks along the southern 280 feet of Maple Avenue as it abuts the subject property. (See companion items # 03PL090 and 03SV034.)

The property is located between Maple Avenue and Herman Street, directly south of East Madison Street. Currently, a 47 unit mobile home park, known as Hillsvew Mobile Home Park, is located on the property. The applicant is proposing to bring the mobile home park into compliance with City Ordinance requirements and to expand the number of permitted mobile homes to 53 units.

On September 21, 1998, the City Council denied without prejudice at the applicant's request an Initial Planned Residential Development to allow a 56 unit mobile home park on the subject property.

STAFF REVIEW:

Chapter 17.50.110 of the Rapid City Municipal Code requires that a minimum 200 square foot paved or concrete patio be provided at each mobile home space. In addition, a 100 cubic foot storage locker area must be provided per mobile home. To date, the site plan does not show the patios or the storage lockers. In addition, the site plan fails to show the location of existing decks, porches and storage sheds. In order to adequately review the proposal, all existing and proposed structures must be shown on the site plan.

As a part of an Initial and Final Planned Residential Development, the applicant must submit a lighting package, a sign package and a landscaping plan. To date, the information has not been submitted for review and approval. In addition, the site plan must be revised to show an existing laundromat and any outdoor playground area including play equipment. The site plan must also be revised to show an existing chain link fence located along the south lot line of the subject property as well as elevation(s) of the fence.