

STAFF REPORT
November 19, 2009

No. 09PD050 - Planned Residential Development - Initial and Final Development Plan **ITEM 9**

GENERAL INFORMATION:

APPLICANT	Lee Adams
AGENT	Jerry Pabst
PROPERTY OWNER	Don Smith
REQUEST	No. 09PD050 - Planned Residential Development - Initial and Final Development Plan
EXISTING LEGAL DESCRIPTION	Lot 70 of Melody Acres No. 2, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.57 acres
LOCATION	2850 Terra Street
EXISTING ZONING	No Use District
SURROUNDING ZONING	
North:	No Use District
South:	No Use District
East:	No Use District
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	Rapid Valley Sanitary District
DATE OF APPLICATION	9/29/2009
REVIEWED BY	Karen Bulman / Karley Halsted

RECOMMENDATION:

Staff recommends that the Planned Residential Development - Initial and Final Development Plan be approved with the following stipulations:

1. Prior to obtaining a Mobile Home Hookup Permit, a Mobile Home Park License for 2009 and 2010 shall be obtained. A yearly Mobile Home Park License shall be obtained thereafter;
2. A maximum of 38 mobile homes shall be allowed within the mobile home park;
3. **The mobile home park shall be allowed to continue with its current design standards with the approval of this Planned Residential Development. However, Chapter 15.48 of the Rapid City Municipal Code shall be continually met. Chapter 17.50.110 shall be met for any expansion of the number of units or the park area;**
4. **Prior to Planning Commission approval, the connection between Cyclone Street and East Fairmont Street shall be paved or re-graded to provide safe travel;**

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5. Mobile homes shall be used for residential uses only. No commercial or industrial uses are allowed within a mobile home in a Mobile Home Park;
6. Prior to Planning Commission approval, the advertising sign located on Space 29 shall be removed;
7. Any expansion of the Mobile Home Park shall require a Major Amendment to the Planned Residential Development;
8. All mobile homes allowed in the park **shall comply with Chapter 17.38.080, the manufactured home construction and safety standards of the U.S. Department of Housing and Urban Development;**
9. A Mobile Home Hookup Permit shall be obtained prior to locating a mobile home on a space within the Mobile Home Park;
10. A Flood Plain Development Permit shall be obtained prior to locating a mobile home or accessory structures within the 100 Year Federally Designated Floodplain;
11. Prior to construction of any additional accessory buildings on spaces within the Mobile Home Park, a Building Permit must be obtained;
12. Prior to Planning Commission approval, the applicant shall submit a sign package showing lot directory signs at the entrance to the Mobile Home Park; and,
13. The Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years.

GENERAL COMMENTS: (Update, November 10, 2009. All revised and/or added text is shown in bold print.) This item was continued to the November 19, 2009 Planning Commission meeting to allow the applicant to submit the required information. This property contains 10.57 acres and is located east of Valley Drive and south of S.D. Highway 44. The property was annexed into the City limits (#08AN011) effective June 4, 2009 and subsequently zoned No Use District. Land located north, east and south of the property is zoned No Use District. Land located west of the property is zoned General Agriculture District by Pennington County. The property was zoned Suburban Residential District by Pennington County prior to annexation. In addition, a Conditional Use Permit was approved by Pennington County on August 6, 1996, to bring the existing mobile home park into compliance and expand the mobile home park with the following conditions:

1. That prior to County Board approval, the new cul-de-sac and private connector road be named;
2. That prior to any Building Permits being issued, a fire hydrant be placed approximately 400 to 500 feet east of South Valley Drive in the unnamed cul-de-sac;
3. That prior to any Building Permits being issued, fire hydrants be placed at the east ends of Scott, Cactus and Fairmont Streets and the water lines looped;
4. That prior to County Board approval, a new plan be submitted to the Planning Department designating lot number to each lot;
5. That prior to any building permit being issued a street address be assigned for each mobile home lot;
6. That prior to County Board approval, a revised site plan be submitted to the County Planning Office changing the name of Freddie Street to Cactus Street; and,
7. That a row of screening trees be planted along the northern property border.

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A portion of the property, Lot 70, in the Conditional Use Permit approved by Pennington County is being considered for a Mobile Home Park with this Planned Residential Development application.

The Southeast Connector Neighborhood Area Future Land Use Plan identifies the future use of the property as appropriate for Mobile Home Residential land use with a Planned Residential Development. An application to rezone the property from No Use District to Mobile Home Residential District (#09RZ044) has been submitted in conjunction with this Planned Residential Development – Initial and Final Development Plan.

STAFF REVIEW: Staff has reviewed the Initial and Final Residential Development Plan and has noted the following considerations:

Mobile Home Park: As noted, the mobile home park was a legally approved use in Pennington County prior to annexation. Following the recent annexation of the property, a rezoning of the property from No Use District to Mobile Home Residential District (09RZ044) has been submitted in conjunction with this Planned Residential Development. Mobile Home Parks are allowed in the Mobile Home Residential Zoning District through the approval of a Planned Residential Development. A 2009 and a 2010 Mobile Home Park license must be obtained and a yearly permit obtained thereafter.

The mobile home park shall be allowed to continue with its current design standards. Any increase in the number of units or any expansion of the park boundaries will require that the provisions of Chapter 17.50.110 of the Rapid City Municipal Code shall be met. In particular, the following design standards shall be provided with any expansion: access roads be paved to a 24 foot wide surface, a minimum 20 foot side by side separation between mobile homes, a minimum 10 foot end to end separation between mobile homes, a maximum height of 15 feet, a minimum width of 30 feet for each mobile home space, a minimum 5 foot front yard for each mobile home space, and a minimum of 100 cubic foot storage locker area per mobile home.

Chapter 15.48 Mobile Homes and Mobile Home Parks of the Rapid City Municipal Code shall be continually met when any mobile home is moved into or relocated within the park. In particular, the following design standards shall be provided: a minimum 15 foot side by side separation between mobile homes, a minimum 10 foot end to end separation between mobile homes, and a minimum width of 20 feet for all access roads. (11-10-09)

Mobile homes shall be used for residential uses only. No commercial or industrial uses are allowed within a mobile home in a Mobile Home Park. The mobile home located on Space 29 is currently advertising a commercial business. This was an illegal nonconforming use in the County prior to annexation and is an illegal use in the City. As such, prior to Planning Commission, the sign must be removed. Access to the mobile home properties is from Terra Street, Scott Street, Cactus Drive and E. Fairmont Street. Water and sewer are provided by Rapid Valley Sanitary District. Any expansion of the Mobile Home Park will

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require a Major Amendment to the Planned Residential Development.

Mobile Home Replacement: Any mobile home replacement will need a Mobile Home Hookup Permit. **All mobile homes allowed in the park must comply with Chapter 17.38.080 stating that “Manufactured homes shall meet the manufactured home construction and safety standards promulgated by the United States Department of Housing and Urban Development as of the effective date of the ordinance codified herein”, or in effect, a 1976 model or newer. (11-10-09)** Replacement of mobile homes must meet the requirements of Chapter 15.48 of the Rapid City Municipal Code.

Streets: Cyclone Street and Terra Street are private access roads for the mobile home park and have failed asphalt paving. **The connection of East Fairmont Street to Cyclone Street is not paved and in poor condition. Staff has concerns that the road condition may not allow safe travel for emergency services or other vehicles using the road on a daily basis. As such, staff recommends that prior to Planning Commission approval, the street connection from East Fairmont to Cyclone Street be paved or re-graded to allow safe travel. (11-10-09)**

Space 11: A mobile home on Space 11 has been replaced with a 16 foot x 80 foot mobile home, a 15 foot x 24 foot addition, and an 8 foot x 8 foot shed. This 1995 mobile home has a pitched steel roof with composite wood skirting. A Mobile Home Hookup Permit was obtained prior to replacing the mobile home.

Building Permit: Prior to construction of any additional accessory buildings on spaces within the Mobile Home Park, a Building Permit must be obtained.

Flood Plain Development Permit: A portion of the property, which includes seven mobile home spaces located at the terminus of Terra Court and the northern four spaces located along Cyclone Street, appear to be located within the 100 Year Federally Designated Floodplain. As such, prior to any replacement of a mobile home in these areas, a Flood Plain Development Permit will be required.

Signage: The Fire Department has indicated that the unit numbers must be posted at each entrance road to improve emergency response time to the individual lots within the mobile home park. Chapter 15.48.180 of the Municipal Code specifically states that “...the entrance to each row of mobile homes in a mobile home park shall have a directional sign with minimum four inch letters indicating the mobile home lot numbers in each row. Each mobile home shall have a lot number with minimum three inch letters, and such numbers shall be placed at the same location on all mobile homes or mobile home lots and shall be readily visible from the access streets”. All directory signs must be approved by the City prior to Planning Commission approval **and in place prior to obtaining a Mobile Home Park license. (11-10-09)** Staff has indicated that one address will be used for the Mobile Home Park. Each mobile home space will then use this address plus the identified space number. **A sign package for the directory signs has been submitted and approved. (11-10-09)**

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Notification Requirement: As of this writing, the required sign has been posted on the property but the receipts for the certified mailing have not been returned. Staff will notify the Planning Commission at the November 19, 2009 Planning Commission meeting if this requirement has not been met. Staff has received one inquiry but no objections regarding this proposal at the time of this writing.