

STAFF REPORT
October 10, 2013

No. 13PD037 - Initial Planned Development to allow for the expansion of an existing mobile home park **ITEM 11**

GENERAL INFORMATION:

APPLICANT	Northwestern Engineering
AGENT	FMG, Inc.
PROPERTY OWNER	Northwestern Engineering Company
REQUEST	No. 13PD037 - Initial Planned Development to allow for the expansion of an existing mobile home park
EXISTING LEGAL DESCRIPTION	The SE1/4 of the NE1/4 less Meadowlark Hills Subdivision and less right-of-way, located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.6 acres
LOCATION	At the current eastern terminus of East Madison Street
EXISTING ZONING	Medium Density Residential District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Light Industrial District - Light Industrial District (Planned Development)
East:	Medium Density Residential District
West:	Medium Density Residential District - Medium Density Residential District (Planned Development)
PUBLIC UTILITIES	Rapid City
DATE OF APPLICATION	September 13, 2013
REVIEWED BY	Fletcher Lacock / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Initial Planned Development to allow for the expansion of an existing mobile home park be approved with the following stipulations:

1. A Final Planned Development shall be obtained prior to issuance of a building permit;
2. Upon submittal of a Final Planned Development Overlay, the parking plan shall be revised to show that 39 parking spaces are being provided for the 17 proposed mobile home units or the applicant shall request an Exception to reduce the minimum required

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- parking for a mobile home park;
3. Upon submittal of a Final Planned Development, a revised site plan shall be submitted identifying the location of the public sewer main located in the northwest corner of the property. The public sewer main shall be located within a 20 foot public sewer easement and the building footprint for unit 414 shall be revised to be located outside of the easement;
 4. Upon submittal of a Final Planned Development, the applicant shall provide engineering analysis that verifies 1,000 gallons per minute fire flow during peak day demand for reservoir full and ½ full scenarios. In addition, the applicant shall verify that domestic water pressures will be 40 pounds per square inch or greater or an Exception from the Infrastructure Design Criteria Manual shall be obtained;
 5. Prior to issuance of a building permit, a Developmental Lot Agreement shall be signed and recorded and a copy submitted to Community Planning and Development Services;
 6. Upon submittal of a building permit, a revised utility plan shall be submitted showing that each proposed mobile home unit will have an individual water meter or an Exception to the Infrastructure Design Criteria Manual shall be obtained;
 7. Access to mobile home units that abut public right-of-way shall be from private streets internal to the mobile home park;
 8. All provisions of the Medium Density Residential District and Chapter 15.48 of the Rapid City Municipal Code shall be met unless otherwise specifically authorized as a stipulation of this Initial Planned Development Overlay or a subsequent Final Planned Development Overlay;
 9. All applicable provisions of the adopted International Fire Code shall continually be met; and,
 10. The Initial Planned Residential Development shall allow for the expansion of a mobile home park on the property. Any change in use that is a permitted use in the Medium Density Residential District shall require a building permit. Any change in use that is a Conditional Use in the Medium Density Residential District shall require the review and approval of a Major Amendment to the Planned Development.

GENERAL COMMENTS:

The applicant has submitted an Initial Planned Development to allow for the expansion of an existing mobile home park. In particular, the applicant is proposing to add 17 mobile home units to the Meadowlark Hills Mobile Home Estates along a private cul-de-sac street. The Master Plan for the Meadowlark Hills Mobile Home Estates submitted to the City in 1985 and again in 2001 has included the expansion of the mobile home park within this area. In addition to this application, the applicant has submitted a Final Planned Development Overlay application (File #13PD036) for the existing Meadowlark Hills mobile home park and the first two phases of expansion.

On February 18, 1985, the City Council approved a Conditional Use Permit (File #UR592) to allow a mobile home park expansion in the Medium Density Residential District. On April 1, 1991, the City Council approved a Conditional Use Permit (File #UR1005) for the expansion of an existing mobile home park that included the subject property. On January 7, 2002, the City Council approved a Conditional Use Permit (File #01UR050) to allow the expansion of the mobile home park that included a Master Plan showing the proposed units as shown on this application.

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The property is located approximately 1,330 feet east of the intersection of East Madison Street and North La Crosse Street. Previously, the property was used as an industrial storage yard. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Final Planned Development Overlay with respect to Chapter 17.50.050(F)5 and has noted the following considerations:

1. *There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:*

The applicant is proposing to allow 17 mobile home units on unplatted land approximately 146,362 square feet in size. The elevation rises from south to north approximately 15 feet in height across the property.

2. *The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:*

The property is zoned Medium Density Residential District. A mobile home park is a Conditional Use. The applicant has requested an Exception to reduce the front yard setback from 20 feet to 10 feet. However, there appears to be a public sewer main located in the northwest corner of the property. As such, upon submittal of a Final Planned Development Overlay, the applicant must submit plans that identify the location of the public sewer main and any easements. In addition, the building envelope for proposed unit 414 must be revised to be located outside of any easements. As such, the Exception request to reduce the front yard setback cannot be supported. Staff met with the applicant to discuss this issue and it was determined that the front yard setback would remain 20 feet due to the existing utility. If it is determined that the building envelope does not encroach into any easements, the applicant can request the Exception as a part of a Final Planned Development Overlay application.

3. *Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations:*

Based on the number of units, a minimum of 39 parking spaces must be provided. The applicant has submitted a site plan identifying that the 17 proposed mobile home units will have two parking spaces with an additional three parking stalls located at the terminus of the proposed cul-de-sac for a total of 37 spaces. As such, upon submittal of a Final Planned Development Overlay, the parking plan must be revised to show that 39 parking spaces are being provided for the 17 proposed mobile home units or the applicant must request an Exception to reduce the minimum required parking for a mobile home park.

It appears that a public sewer main is located in the northwest corner of the property. A public sewer main should be located within a 20 foot easement. As such, upon submittal of a Final Planned Development, a revised site plan must be submitted identifying the

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location of the public sewer main located in the northwest corner of the property. The public sewer main must be located within a public sewer easement and the building footprint for unit 414 must be revised to be located outside of the easement.

All provisions of the Medium Density Residential District and Chapter 15.48 of the Rapid City Municipal Code must be met unless otherwise specifically authorized as a stipulation of this Initial Planned Development Overlay or a subsequent Final Planned Development Overlay. The Initial Planned Residential Development will allow for the expansion of a mobile home park on the property. Any change in use that is a permitted use in the Medium Density Residential District will require a building permit. Any change in use that is a Conditional Use in the Medium Density Residential District will require the review and approval of a Major Amendment to the Initial Planned Development.

The applicant should be aware that after approval of a Final Planned Development Overlay, a building permit will be required prior to any construction. In addition, an Air Quality Construction Permit must be obtained prior to any surface disturbance of one acre or more. A Mobile Home Park license will need to be obtained within 30 days of completion of the mobile home park addition. All new or used mobile home units must meet the Department of Housing and Urban Development standard for mobile homes. No units constructed prior to June 15, 1976 will be allowed.

4. *A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:*

The literal interpretation of the Zoning Ordinance would not deprive the applicant of rights that others in the same district are allowed. A mobile home park is a conditional use in the Medium Density Residential District.

5. *Any adverse impacts will be reasonably mitigated:*

Public Works staff has indicated that fire flows in the area may not meet the minimum requirements of the Infrastructure Design Criteria Manual. As such, upon submittal of a Final Planned Development, the applicant must provide engineering analysis that verifies 1,000 gallons per minute fire flow during peak day demand for reservoir full and ½ full scenarios. In addition, the applicant must verify that domestic water pressures will be 40 pounds per square inch or greater or an Exception from the Infrastructure Design Criteria Manual must be obtained.

The applicant has indicated that the mobile home units will not be individually metered for water service. The applicant should be aware that upon submittal of a building permit, a revised utility plan must be submitted showing that each proposed mobile home unit will have an individual water meter or an Exception to the Infrastructure Design Criteria Manual must be obtained.

6. *The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified:*

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The property is zoned Medium Density Residential. A mobile home park is a conditional use in the district. The applicant is requesting an Exception to reduce the minimum front yard setback from 20 feet to 10 feet. However, a public sewer main is located in the northwest corner of the property. Upon submittal of a Final Planned Development, a revised site plan must be submitted identifying the location of the public sewer main located in the northwest corner of the property. The public sewer main must be located within a public sewer easement and the building footprint for unit 414 must be revised to be located outside of the easement. As such, the Exception request to reduce the front yard setback cannot be supported. Staff met with the applicant to discuss this issue and it was determined that the front yard setback would remain 20 feet due to the existing utility. If it is determined that the building envelope does not encroach into any easements, the applicant can request the Exception as a part of a Final Planned Development Overlay application.

Staff has also reviewed the proposed use with respect to Chapter 17.54.030(E) and has noted the following issues:

1. *The location, character and natural features of the property:*

The property is located approximately 1,330 feet east of the intersection of East Madison Street and North La Crosse Street. The applicant is proposing to allow 17 mobile home units on unplatted land approximately 146,362 square feet in size. The elevation rises from south to north approximately 15 feet in height across the property.

2. *The location, character and design of adjacent buildings:*

The property to the north and east is also located in the Meadowlark Hills Mobile Home Estates. Property to the northwest is zoned Medium Density Residential District with a Planned Development. The property to the west is zoned Medium Density Residential District and is currently void of structural development. Land located to the southwest is zoned Light Industrial District. Land located to the south is zoned Light Industrial District. A one story industrial building is located on the property. The City is currently reviewing a Final Planned Development (File #13PD022) to allow a dog kennel for this property.

3. *Proposed fencing, screening and landscaping:*

The applicant is not proposing any fencing, screening or landscaping.

4. *Proposed vegetation, topography and natural drainage:*

Currently, the property is mostly devoid of vegetation. The site rises approximately 15 feet from the south to the north. The property is located within the Knollwood Drainage Basin.

5. *Proposed pedestrian and vehicular access, circulation and parking, including that related*

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to bicycles and other unpowered vehicles and provisions for handicapped persons:

The applicant is proposing to construct a private street that extends west from Nightingale Lane. The private street is in excess of 150 feet and terminates in a cul-de-sac which will serve as an emergency turnaround. Proposed mobile home units 414 and 415 abut public right-of-way on the west side of the property. Access to mobile home units that abut public right-of-way must be from private streets internal to the mobile home park.

6. Existing traffic and traffic to be generated by the proposed use:

The proposed 17 unit mobile home park expansion will generate approximately 85 trips per weekday and 11 trips per weekday peak hour.

7. Proposed signs and lighting:

The applicant is not proposing any additional signage. The applicant should be aware that Chapter 15.48.160 of the Rapid City Municipal Code requires that the mobile home units be numbered. The applicant has not identified the location of any street lighting.

8. The availability of public utilities and services:

The property is currently served by public utilities including Rapid City sewer and water.

9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:

The Zoning Ordinance is the tool that implements the Comprehensive Plan. A mobile home park is a conditional use in the Medium Density Residential District. The Initial Planned Residential Development will allow for the expansion of the Meadowlark Hills Mobile Home Estates onto the property. Any change in use that is a permitted use in the Medium Density Residential District will require a building permit. Any change in use that is a Conditional Use in the Medium Density Residential District will require the review and approval of a Major Amendment to the Planned Development. The applicant should be aware that a Final Planned Development must be obtained prior to issuance of a building.

10. The overall density, yard, height and other requirements of the zone in which it is located:

The applicant has indicated that a Developmental Lot Agreement will be recorded for the entire Meadowlark Hills Mobile Home Estates. The use of the Developmental Lot Agreement will eliminate the side and rear yard setback requirements for the subject property. As such, prior to issuance of a building permit, a Developmental Lot Agreement must be signed and recorded and a copy submitted to Community Planning and Development Services.

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The applicant is proposing to expand the Meadowlark Hills Mobile Home Estates by adding 17 mobile home units. The applicant has requested an Exception to reduce the front yard setback along the west property line. However, a public sewer main is located in the northwest corner of the property. As such, upon submittal of a Final Planned Development, a revised site plan must be submitted identifying the location of the public sewer main located in the northwest corner of the property. The public sewer main must be located within a public sewer easement and the building footprint for unit 414 must be revised to be located outside of the easement. In addition, all provisions of the Medium Density Residential District and Chapter 15.48 of the Rapid City Municipal Code must be met unless otherwise specifically authorized as a stipulation of this Initial Planned Development Overlay or a subsequent Final Planned Development Overlay.

11. The effects of noise, odor, smoke, dust, air, and water pollution and the degree of control through the use of clarifiers, screening, setbacks and orientation:

The applicant is proposing to expand a mobile home park to allow 17 mobile home units. Previously, the subject property was used as an industrial storage yard which was a legal non-conforming use. Currently, the property is void of any structural development. The proposed mobile home park expansion should have a lesser effect on noise, odor, smoke, dust, air and water pollution than the previous storage yard use.

12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:

The stipulations of approval of the Initial Planned Development Overlay will ensure that the proposed mobile home park expansion is in compliance with the Zoning Ordinance, Chapter 15.48 of the Rapid City Municipal Code and the International Fire Code.

Notification: The first class mailings have not been returned to Community Planning and Development Services nor has the sign been picked up. Staff will notify the Planning Commission at the October 10, 2013 Planning Commission meeting if this requirement has not been met.