

STAFF REPORT
November 7, 2013

No. 13PD036 - Final Planned Development Overlay to allow for the expansion of an existing mobile home park

ITEM 3

GENERAL INFORMATION:

APPLICANT Northwestern Engineering

AGENT FMG, Inc.

PROPERTY OWNER Northwestern Engineering Company

REQUEST **No. 13PD036 - Final Planned Development Overlay to allow for the expansion of an existing mobile home park**

EXISTING
LEGAL DESCRIPTION

TRACT A OF NORTH SIDE ADDITION; LOT 1 OF MEADOWLARK HILLS SUBDIVISION; AND THAT PORTION OF LOT 2 OF MEADOWLARK HILLS SUBDIVISION LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY: FROM THE NORTHEAST CORNER OF SECTION 31, T2N, R8E, BHM, WHICH IS ALSO THE NORTHEAST CORNER OF LOT 3 OF MEADOWLARK HILLS SUBDIVISION, S11°45'20"W A DISTANCE OF 2399.95' TO THE POINT OF BEGINNING, SAID POINT BEING A 5/8" REBAR WITH SURVEY CAP MARKED "FMG INC. LS SD 4225" MARKING A CORNER ON THE WEST SIDE OF LOT 2 OF MEADOWLARK HILLS SUBDIVISION, THENCE N09°42'19"W A DISTANCE OF 245.08', THENCE N21°30'42"W A DISTANCE OF 269.27', THENCE N42°57'23"E A DISTANCE OF 373.68', THENCE N07°52'48"W A DISTANCE OF 324.68', THENCE S47°03'10"E A DISTANCE OF 574.35', THENCE S00°03'09"W A DISTANCE OF 767.09', THENCE N89°57'11"W A DISTANCE OF 59.02', THENCE S00°02'49"W A DISTANCE OF 30.00', THENCE N89°57'11"W A DISTANCE OF 27.50', THENCE S00°02'49"W A DISTANCE OF 40.00', THENCE S89°57'11"E A DISTANCE OF 27.50', THENCE S00°02'49"W A DISTANCE OF 151.90', THENCE S89°56'23"W A DISTANCE OF 7.00', THENCE N00°02'50"E A DISTANCE OF 101.23', THENCE N26°41'46"W A DISTANCE OF 116.42', THENCE N49°23'40"W A DISTANCE OF 135.41', THENCE S89°56'23"W A DISTANCE OF 268.56', TO THE POINT OF BEGINNING.

PARCEL ACREAGE Approximately 67.5 acres

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LOCATION	South of East Anamosa Street and north of the railroad tracks
EXISTING ZONING	Medium Density Residential District
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District - Light Industrial District - General Commercial District
East:	Light Industrial District
West:	Medium Density Residential District
PUBLIC UTILITIES	Rapid City water and sewer
DATE OF APPLICATION	September 13, 2013
REVIEWED BY	Fletcher Lacock / Brandon Quiett

RECOMMENDATION:

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

1. An Exception is hereby granted to reduce the minimum required front yard setback along East Adams Street from 20 feet to 10 feet;
2. An Exception is hereby granted to reduce the minimum required front yard setback along North Spruce Street from 20 feet to 10 feet;
3. An Exception is hereby granted to reduce the minimum required front yard setback along Riley Avenue for units 354 and 355 from 20 feet to 10 feet;
4. An Exception is hereby granted to reduce the minimum required front yard setback along North Cambell Street for units 364, 365 and 386 from 25 feet to 10 feet;
5. An Exception is hereby granted to reduce the minimum required front yard setback along Meadowlark Road for units 31 through 36, 183, 184 and 202 from 20 feet to 10 feet;
6. An Exception is hereby granted to reduce the minimum required rear yard setback which abuts railroad right-of-way from 25 feet to 0 feet provided that upon submittal of a building permit, a revised statement from Canadian Pacific Railroad shall be submitted indicating concurrence with the proposed setbacks;
7. A building permit shall be obtained prior to any construction. In addition, a building permit shall be obtained prior to installation of all new mobile home units;
8. Upon submittal of a building permit, a revised utility plan shall be submitted showing that each proposed mobile home unit shall have an individual water meter or an Exception to the Infrastructure Design Criteria Manual shall be obtained;
9. Upon submittal of a building permit, 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

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- Criteria Manual shall be obtained;
10. Upon submittal of a building permit, the applicant shall verify that backflow preventers have been installed in the three meter pits or the installation of backflow preventers shall be included in the construction plans;
 11. 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;
 12. A Mobile Home Park License shall be obtained within 30 days of completion of the mobile home park addition;
 13. An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
 14. A minimum of 799 parking spaces shall be provided. All provisions of the Off-Street Parking Ordinance shall be continually met;
 15. All signage shall conform to the Sign Code. No electronic signs are being approved as a part of this Final Planned Development Overlay. All signage not in conformance with the Sign Code or any electronic reader board signs shall require the review and approval of a Major Amendment to the Planned Development. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for all signs;
 16. All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
 17. Access to mobile home units that abut public right-of-way shall be from private streets internal to the mobile home park;
 18. 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 Final Planned Development Overlay or a subsequent Major Amendment to the Planned Development;
 19. All applicable provisions of the adopted International Fire Code shall continually be met; and,
 20. The Final Planned Development Overlay 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 a Final Planned Development to allow for the expansion of an existing mobile home park. In particular, the applicant is proposing a three phase addition to the Meadowlark Mobile Home Estates. Phase I is a 15 unit expansion and is expected to be completed by 2014. Phase II is for 17 units and will be completed within 5 years. On October 24, 2013, the Planning Commission approved an Initial Planned Development Overlay (File #13PD037) for Phase III to allow for an additional 17 units. The applicant is also requesting the following Exceptions:

- An Exception to reduce the minimum required front yard setback along East Adams Street from 20 feet to 10 feet;
- An Exception to reduce the minimum required front yard setback along North Spruce

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Street from 20 feet to 10 feet;

- An Exception to reduce the minimum required front yard setback along Riley Avenue for units 354 and 355 from 20 feet to 10 feet;
- An Exception to reduce the minimum required front yard setback along dedicated North Cambell Street right-of-way for units 364 and 365 from 25 feet to 10 feet;
- An Exception to reduce the minimum required front yard setback along Meadowlark Road from 20 feet to 10 feet; and,
- An Exception to reduce the minimum required rear yard setback which abuts railroad right-of-way from 25 feet to 0 feet.

On August 5, 1974, the City Council approved a Conditional Use Permit (File #UR120) for building and operating an addition to the Meadowlark Mobile Home Estates. On April 7, 1975, the City Council approved a Conditional Use Permit (File #UR147) for an additional phase of the Meadowlark Mobile Home Estates located on Tract A. On February 6, 1984, the City Council approved a Conditional Use Permit (File #UR536) to allow for an addition located on Lot 1. On March 3, 1997, the City Council approved a Conditional Use Permit (File #UR536) to expand the boundaries of the Meadowlark Mobile Home Estates. On April 4, 2002, the City Council approved a Conditional Use Permit (File #02UR003) to allow the expansion of the mobile home park that included a Master Plan showing the future expansions as proposed with this application.

The property is located east of North Lacrosse Street, south of East Anamosa Street and north of East North Street. The Meadowlark Mobile Home Estates is located on the property.

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 expand the Meadowlark Mobile Home Estates in two phases. The proposed expansion is located on a piece of property that is located east of Nightingale Lane, north of Canary Court and west of the section line highway located north of North Cambell Street. Currently, the area abuts the existing Meadowlark Mobile Home Estates and is void of structural development.

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 within the zoning district. The Meadowlark Mobile Home Estates is an existing mobile home park and as a part of this application, the applicant is requesting reductions in front yard setbacks for parts of the existing park. The applicant is proposing to meet the minimum setback requirements within the area of expansion.

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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:*

The property is zoned Medium Density Residential. A mobile home park is a conditional use in the district. The applicant is requesting Exceptions to reduce the minimum required front yard setbacks along East Adams Street, North Spruce Street, Meadowlark Road and Riley Avenue from 20 feet to 10 feet. The requested front yard setback reductions are for existing units within the Meadowlark Mobile Home Estates. East Adams Street, North Spruce Street and Meadowlark Road are identified as local streets and require a minimum width of 52 feet of right-of-way. The existing rights-of-way for these streets is 80 feet. For this reason, staff recommends that the Exceptions be granted to reduce the minimum required front yard setbacks along East Adams Street, North Spruce Street and Meadowlark Road.

The right-of-way for Riley Avenue terminates at the southern property line of the Meadowlark Mobile Home Estates property. There are two existing units that abut the dedicated right-of-way and require a minimum 20 foot front yard setback. Riley Avenue transitions into a private street within the mobile home park named Nightingale Lane. In addition, Riley Avenue is identified as a local street requiring 52 feet of right-of-way and is currently located within an 80 foot right-of-way. The proposed reduction of the minimum required front yard setback will have a minimal impact. As such, staff recommends that the Exception to reduce the minimum required front yard setback from Riley Avenue be granted.

The City's Major Street Plan identifies a Minor Arterial Street extending along the east side of the property from the intersection of North Cambell Street and East North Street and connecting with East Anamosa Street to the north. A Minor Arterial Street requires a minimum width of 100 feet of right-of-way. The minimum required front yard setback from an arterial street is 25 feet. The applicant is proposing to maintain a 75 foot setback from the section line highway to accommodate 50 feet of right-of-way and a 25 foot front yard setback for the proposed mobile home park expansion. However, there are two existing mobile home units and one proposed unit located in the southeast corner of the property that abut 59 feet of Cambell Street right-of-way. The applicant is requesting an Exception to reduce the minimum required front yard setback from the Cambell Street right-of-way for units 364, 365 and 386 from 25 feet to 10 feet. An Exception is required for proposed unit 386 due to the shape and configuration of the dedicated right-of-way. The location of proposed unit 386 would provide a 25 foot front yard setback from the 50 feet of right-of-way required for a proposed Minor Arterial Street. For the above reasons, staff recommends that the Exception to reduce the minimum front yard setback from 25 feet to 10 feet for units 364, 365 and 386 be approved.

Along the north side of the existing Meadowlark Mobile Home Estates is right-of-way dedicated for the railroad. The applicant is requesting an Exception to reduce the rear yard setback along the north lot line from 25 feet to 0 feet. The applicant has submitted a letter from Canadian Pacific Railroad in support of the rear yard setback reduction. However, the letter only addresses the rear yard setback of the mobile home park west

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of Thompson Park. The applicant has indicated that a revised letter has been requested from Canadian Pacific Railroad to include support for the rear yard setbacks east of Thompson Park. At this time, the revised letter has not been submitted. As such, staff recommends that the Exception to reduce the minimum required rear yard setback which abuts railroad right-of-way from 25 feet to 0 feet be granted provided that prior to issuance of a building permit, a revised statement from Canadian Pacific Railroad must be submitted indicating concurrence with the proposed rear yard setback east of Thompson Park.

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. In addition, upon submittal of a building permit, the applicant must verify that backflow preventers have been installed in the three meter pits or the installation of backflow preventers shall be included in the construction plans.

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:*

The applicant is requesting Exceptions to reduce the front yard setbacks from 20 feet to 10 feet for mobile home units located along Meadowlark Road, East Adams Street, North Spruce Street, Riley Avenue, and dedicated right-of-way for North Cambell Street. In addition, the applicant is requesting an Exception to reduce the rear yard setback from 25 feet to 0 feet along the north property line that abuts railroad right-of-way. The requested setback reductions are for existing units within the Meadowlark Mobile Home Estates. The proposed mobile home park expansion for the 34 new units will be in compliance with the minimum required setbacks.

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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 Final Planned Development Overlay or a subsequent Major Amendment to the Planned Development. The Final 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 Final Planned Development.

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 mobile home units constructed prior to June 15, 1976 will be allowed. A building permit must be obtained prior to installation of all new mobile home units.

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:

Meadowlark Mobile Home Estates is located on three lots located on the east side of North Lacrosse Street between East Anamosa Street to the north and East North Street to the south. There is an existing mobile home park with 321 units located on the property. The applicant is proposing to construct two phases over the next five years for an additional 34 mobile home units. On October 24, 2013, the Planning Commission approved an Initial Planned Development Overlay to allow an expansion of the Meadowlark Mobile Home Estates for an additional 17 mobile home units on an adjacent lot.

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

The Meadowlark Mobile Home Estates is bordered by railroad right-of-way to the north. In addition, Thompson Park is located at the northern terminus of North Spruce Street. Property located to the south of East Adams Street is zoned Medium Density Residential District and is predominantly one-story residential structures. Property to the south west is zoned General Commercial District along North Lacrosse Street and consists of one-story commercial structures. Property to the southeast is zoned Medium Density Residential District. An Initial Planned Development was approved to expand the Meadowlark Mobile Home Estates on an adjacent property. There is also another mobile home court located on the east side of Riley Avenue. Property located to the east is zoned Light Industrial District and General Commercial District and is on the east side of the section line highway reserved for the extension of North Cambell Street. A storage facility and an industrial storage yard are located on the properties zoned Light

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Industrial District. The property zoned General Commercial District is currently devoid of any structural development.

3. *Proposed fencing, screening and landscaping:*

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

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

The applicant has stated that each proposed mobile home unit will have at least one tree and that unpaved areas will be grass. The area of the proposed expansion rises approximately 12 feet from the west to east. The western majority of the Meadowlark Mobile Home Estates is located within the Knollwood Drainage Basin. The southeastern portion of the proposed expansion is located in the Perrine Drainage Basin.

5. *Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:*

The applicant is proposing to construct a private street that extends north from the current terminus of Canary Court and extends north to connect with the terminus of East Adams Street. The proposed private street will be named Borg Drive. Individual access to mobile home units that abut public right-of-way must be from private streets internal to the mobile home park.

The applicant is proposing to expand the Meadowlark Mobile Home Estates for a total of 355 units. A minimum of 799 parking spaces must be provided. The applicant has stated that all new units and all existing units except for 63 units located west of North Spruce Street will have a minimum of 2 on-site parking spaces. The applicant has stated that including on-street and designated parking areas within the mobile home park, a total of 893 parking spaces will be provided. The proposed parking is in compliance with Chapter 17.50.270 of the Rapid City Municipal Code. All provisions of the Off-Street Parking Ordinance must be continually met.

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

On October 24, 2013, the Planning Commission approved an Initial Planned Development to expand the Meadowlark Mobile Home Estates on an adjacent lot as a third phase of development. The combined three phase, 51 unit mobile home park expansion will generate approximately 255 trips per weekday and 31 trips per weekday peak hour. The applicant should be aware that access to mobile home units that abut public right-of-way must be from private streets internal to the mobile home park.

7. *Proposed signs and lighting:*

The applicant is not proposing any additional signage. There are three existing facility signs located at the intersection of Lacrosse Street and East Adams Street, at the intersection of East Adams Street and North Spruce Street and at the northern terminus

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of Riley Avenue. The applicant should be aware that Chapter 15.48.160 of the Rapid City Municipal Code requires that the mobile home units be numbered.

All signage must conform to the Sign Code. No electronic signs are being approved as a part of this Final Planned Development Overlay. All signage not in conformance with the Sign Code or any electronic reader board signs will require the review and approval of a Major Amendment to the Planned Development. Lighting for the signs must be designed to preclude shining on the adjacent properties and/or street(s). A sign permit must also be obtained for all signs.

The applicant has indicated that each mobile home unit is provided with one post mounted private yard light. In addition, street lights are located on the private streets throughout the mobile home park. All outdoor lighting must continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind.

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 Final Planned Development Overlay 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.

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 individual lots. 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.

The applicant is proposing to expand the Meadowlark Hills Mobile Home Estates by adding 34 mobile home units. The applicant is requesting Exceptions to reduce the front yard setbacks from 20 feet to 10 feet for mobile home units located along Meadowlark Road, East Adams Street, North Spruce Street, Riley Avenue, and dedicated right-of-way for North Cambell Street. In addition, the applicant is requesting an Exception to reduce the rear yard setback from 25 feet to 0 feet along the north property line that

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abuts railroad right-of-way. The requested setback reductions are for existing units within the Meadowlark Mobile Home Estates. The proposed mobile home park expansion for the 34 new units will be in compliance with the minimum required setbacks.

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 Final Planned Development Overlay or a subsequent Major Amendment to the Planned Development.

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 a two phased expansion for a total of 34 new mobile home units. The proposed mobile home park expansion should have a minimal effect on noise, odor, smoke, dust, air and water pollution.

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 Final 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.

Clearances: Chapter 15.48.080 of the Rapid City Municipal Code identifies the minimum required clearances for mobile home units located within a mobile home park. Those requirements are as follows:

Front clearance from interior park road edge:	5 feet
Side clearance from any manufactured home and any enclosed appurtenances to any other manufactured home and any enclosed appurtenances:	20 feet
May be reduced to 10 feet if both structures meet the NFPA standards for fire sprinkler protection.	
End clearance from any manufactured home and any enclosed appurtenances to any other manufactured home and any enclosed appurtenances:	10 feet
Deck to any other deck on a separate manufactured home space:	5 feet
Carport to adjacent deck on a separate manufactured home space:	5 feet
Carport to adjacent carport on a separate manufactured home space:	5 feet

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Carport or deck to manufactured home on the same manufactured home space:	0 feet
Carport to manufactured home on a separate manufactured home space:	10 feet
Any building, structure, or addition thereto, not listed shall have clearances as mandated by the current adopted building code for fire separation distance.	
Height for manufactured homes:	30 feet maximum as defined in Chapter 17.04
Height for accessory structures:	Per applicable zoning district, Title 17
Setback from right-of-way or property line:	Per applicable zoning district, Title 17
Shed or playhouse to any other shed or playhouse on a separate manufactured home space:	5 feet

The applicant has stated that the proposed mobile home park expansion will comply with the minimum clearance requirements of Chapter 15.48.080 of the Rapid City Municipal Code and has submitted a site plan identifying the proposed building envelopes showing that the clearance requirements will be met. In addition, the Rapid City Fire Department has indicated that the minimum clearances are in compliance with the International Fire Code as adopted. As such, staff recommends that the Initial Planned Development be approved.

Notification: The mailings and sign have been picked up. The mailings have been returned to Community Planning and Development Services for posting. Staff has not confirmed that the sign has been posted on the property. Staff will notify the Planning Commission at the November 7, 2013 Planning Commission meeting if this requirement has not been met.