



Rapid City Planning Commission

Rezoning Project Report

October 25, 2018

Applicant Request(s)	Item #2
Case # 18RZ024: Request to Rezone property from No Use District to Medium Density Residential District	
Companion Case(s) #: 18AN005 – Resolution of Annexation	

Development Review Team Recommendation(s)
The Development Review Team recommends approving the Request to rezone property from No Use District to Medium Density Residential District.

Project Summary Brief

(Update 10/16/18. All revised and/or added text shown in bold print.) This item was continued at the September 6, 2018 Planning Commission meeting due to an unanticipated delay in the approval of the associated annexation. Please note that no other part of this report has been altered or changed. The City of Rapid City requests to rezone approximately 18 acres of property from No Use District to Medium Density Residential District. The Rezone request is necessitated by the annexation of the property into the City limits. **The City Council approved the Resolution of Annexation on October 1, 2018.** The property is currently zoned Suburban Residential District in Pennington County. Upon annexation, all lands are assigned a No Use zoning district designation. The property is the location of the Prairie Acres Mobile Home Park and must obtain a license to operate within the City limits within four months of annexation. The Fire Department has indicated that the mobile home park meets minimum requirements to obtain an operating permit. Mobile home parks are a conditional use in the Medium Density Residential District. If a new unit is added or an existing unit is expanded such that design standards for a mobile home park cannot be met, then a Conditional Use Permit must be obtained prior to a building permit being issued for the expansion of the use.

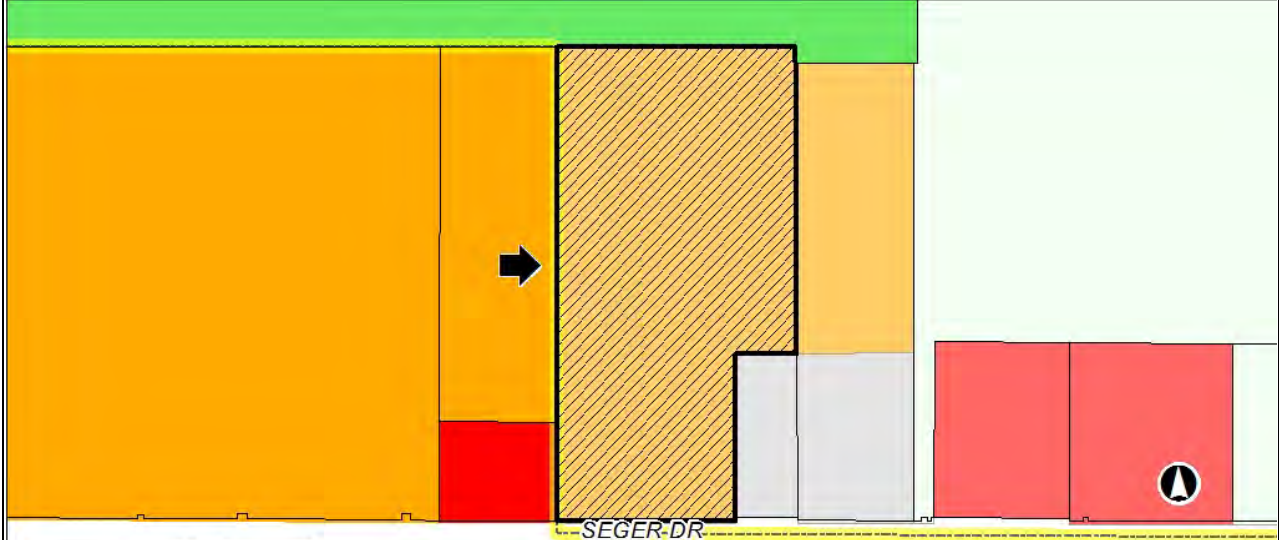
Applicant Information	Development Review Team Contacts
Applicant: City of Rapid City	Planner: Sarah Hanzel
Property Owner: Prairie Acres LLC	Engineer: Dan Kools
Architect: N/A	Fire District: Jerome Harvey
Engineer: N/A	School District: Janet Kaiser
Surveyor: N/A	Water/Sewer: Private/CORC
Project Planner: N/A	DOT: Stacy Bartlett

Subject Property Information	
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Address/Location	1980 Seger Drive
Neighborhood	Northeast Neighborhood Area
Subdivision	N/A
Land Area	17.77 acres/774,061 square feet
Existing Buildings	Approximately 67 manufactured homes and one management office
Topography	Relatively flat
Access	Seger Drive
Water Provider	Private
Sewer Provider	City of Rapid City
Electric/Gas Provider	West River Electric Association
Floodplain	N/A
Other	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	SRD - PC	UN	Mobile Home Park Development
Adjacent North	LAD - PC	UN	Void of structural development
Adjacent South	HI	MUC	Industrial
Adjacent East	GAD - PC	UN	Storage
Adjacent West	MDR and GC	UN	Mobile Home Park Development

Zoning Map



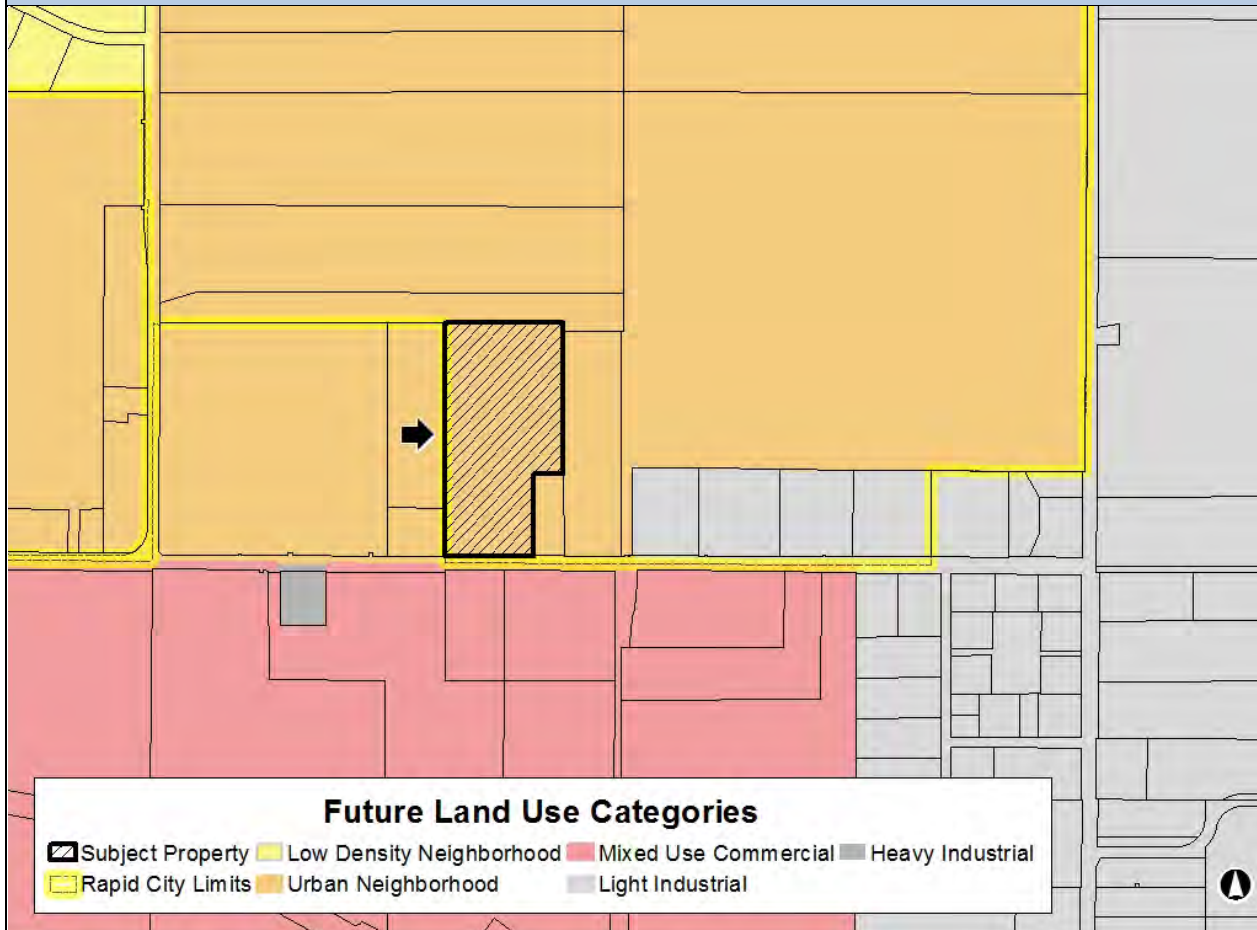
Rapid City/Pennington County Zoning

Subject Property	Heavy Industrial	General Commercial, PC	Light Industrial, PC
Rapid City Limits	Light Industrial	General Ag. District, PC	Suburban Residential, PC
General Commercial	Medium Density Residential	Limited Ag., PC	

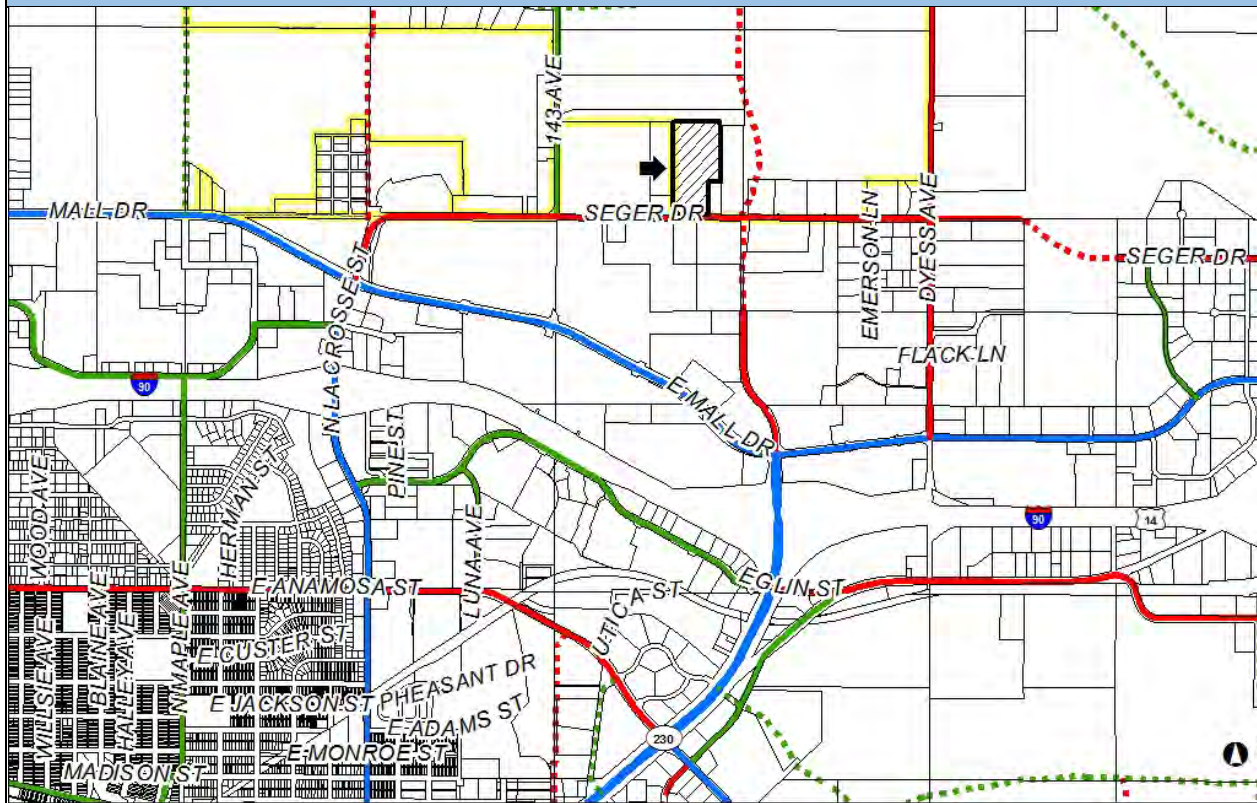
Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan










Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Medium Density Residential District (Manufactured Home Park Development Standards)	Required	Existing	
Lot Area	3,000 square feet per lot area per space	>3,000 square feet per lot. Estimated at 10,000 square feet per lot or higher.	
Lot Frontage	N/A	N/A	
Maximum Building Heights	30 feet	Variable. Existing structures not meeting this requirement will be legal non-conforming.	
Maximum Lot Coverage	N/A	N/A	
Minimum Building Setback:	Structure clearances pursuant to RCMC 15.48.080	Variable. Existing development not meeting these requirements will be legal non-conforming.	
Minimum Landscape Requirements:	N/A	N/A	
Minimum Parking Requirements:	2 spaces per mobile home for occupants + 1 space per 4 mobile home units for guests	Variable. Existing development not meeting these requirements will be legal non-conforming.	
Signage	Pursuant to 15.48.150	Existing development not meeting these requirements will be legal non-conforming.	
Fencing	N/A	N/A	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.54.040.D of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to Rezone:	
Criteria	Findings
1. The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected, or in the city generally.	A Resolution of Annexation for the property (18AN005) was approved by the Council on October 1, 2018. All annexed lands are temporarily designated as a No Use Zoning District. The annexation of the property constitutes the changing condition requiring rezoning of the property.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The purpose of the Medium Density Residential District is to provide for medium to high population density. The Development Review team concluded that the proposed Medium Density Residential District reflects the Urban Neighborhood designation identified in the Future Land Use Plan for this property. Mobile home parks are conditional uses within the Medium Density Residential District. The Prairie Acres Mobile Home Park will be a legal non-conforming development. In general, if a new unit is added or an existing unit is expanded such that mobile home design standards cannot be met, then a conditional use permit must be obtained prior to the building permit being issued for the expansion of the use.
3. The proposed amendment shall not adversely affect any	In addition to complying with the Future Land Use Plan, the proposed Rezoning request does not pose an adverse

other part of the city, nor shall any direct or indirect adverse effects result from the amendment.	effect to existing surrounding land uses. Property to the north is void of structural development. Property to the south and east is developed with storage units and a salvage yard. Property to the west is developed with a mobile home park under the same ownership as the subject property. The Fire Department has indicated that the development meets minimum requirements to obtain a permit to operate a mobile home park within the City limits.
4. The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan and others.	The property is accessed from Seger Drive, a minor arterial on the City's Major Street Plan. Access through the development is provided by a private drive granting entry to the individual mobile home park lots. The mobile home park utilizes City sewer services. Water service is available from the City; however, the property is currently utilizing a private water system. The property owner will be required to obtain a license to operate a mobile home park within the City limits upon annexation. The manufactured home parks, including individual manufactured home sites must comply with the International Property Maintenance Code. No adverse impacts to road plans, land use plans, or community facility plans have been identified.

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial
In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:

Comprehensive Plan Conformance – Core Values Chapters	
	A Balanced Pattern of Growth
BPG-1.1A	Encourage compact growth and infill development within and adjacent to established City limits.
	A Vibrant, Livable Community
N/A	
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A
	Efficient Transportation and Infrastructure Systems
N/A	N/A
	Economic Stability and Growth
EC-1.2A	Maintain diverse and attractive housing options close to employment areas.
	Outstanding Recreational and Cultural Opportunities
N/A	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	<u>Public Input Opportunities</u> : The rezone requires notification of surrounding

	property owners. These notification requirements allow public input into the associated rezoning of the property. Staff will notify the Planning Commission if these requirements have not been met.
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Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
N/A	Design standards as set forth in the Comprehensive Plan are not reviewed during the rezoning process. Property development standards applicable to the operation of mobile home parks within City limits are set forth in Chapter 15.48 of the Rapid City Municipal Code.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Northeast Neighborhood Area
Neighborhood Goal/Policy:	
NE-NA1.1:	Support reinvestment and revitalization of the Rushmore Mall area. Expand housing, employment, and service options as new growth occurs throughout the Northeast Neighborhood Area.
NE-NA1.1A:	Residential Growth – Support expansion and development of new residential neighborhoods north of Seger Drive between Haines Avenue and Dyess Road.

The Development Review Team Recommends approving the request to rezone property from No Use District to Medium Density Residential District for the following reasons:	
•	The rezone is required due to the annexation of the subject property (18AN005).
•	The proposed zoning amendment complies with the Future Land Plan designation of Urban Neighborhood.
•	A review of the criteria listed in 17.54.040.D has not identified any adverse impacts associated with the rezoning of this property.

Staff recommends approving the Rezoning request.