



# Rapid City Planning Commission

## Planned Development Overlay Project Report

February 21, 2019

<b>Item #13</b>	
<b>Applicant Request(s)</b>	
Case #19PD003 – Final Planned Development Overlay to reconstruct an existing mobile home park and multi-family residence	
Companion Case(s) # N/A	
<b>Development Review Team Recommendation(s)</b>	
Staff recommends that the Final Planned Development Overlay to reconstruct an existing mobile home park and multi-family residence be approved with the stipulations noted at the end of the project report.	
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Final Planned Development Overlay to reconstruct an existing mobile home park and to allow an existing tri-plex to remain on the property. The existing mobile home park has 16 units and a tri-plex. The redeveloped park will reduce the number of units to 14 and renovate the tri-plex. In particular, the applicant is proposing a three-phase development as follows:</p> <ul style="list-style-type: none"> <li>• Phase I includes the renovation of the tri-plex and replacement of the southern units;</li> <li>• Phase II includes paving the alley; and,</li> <li>• Phase III will include replacement of the northern units.</li> </ul> <p>The applicant is requesting an Exception to allow parking to back into the public right-of-way along East Madison Street, Pine Street, East Watertown Street, and the alley.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: JB Holdings LLC	Planner: Fletcher Lacock
Property Owner: JB Holdings LLC	Engineer: Roger Olsen
Architect: N/A	Fire District: Tim Behlings
Engineer: Fisk Land Surveying & Consulting Engineers, Inc	School District: N/A
Surveyor: N/A	Water/Sewer: Roger Olsen
Other: N/A	DOT: Stacy Bartlett
<b>Subject Property Information</b>	
Address/Location	614 East Watertown Street
Neighborhood	North Rapid Neighborhood Area
Subdivision	Feigels Addition
Land Area	53,820 square feet
Existing Buildings	Mobile home park and tri-plex
Topography	Relatively flat
Access	East Madison Street / Pine Street / East Watertown Street
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR	UN	Mobile home park
Adjacent North	MDR	UN	Single-family dwellings
Adjacent South	GC	MUC	Budget Inn Motel
Adjacent East	LI	LI	Career Learning Center
Adjacent West	GC and MDR	MUC and UN – Revitalization Corridor	Car sales / Single-family dwelling

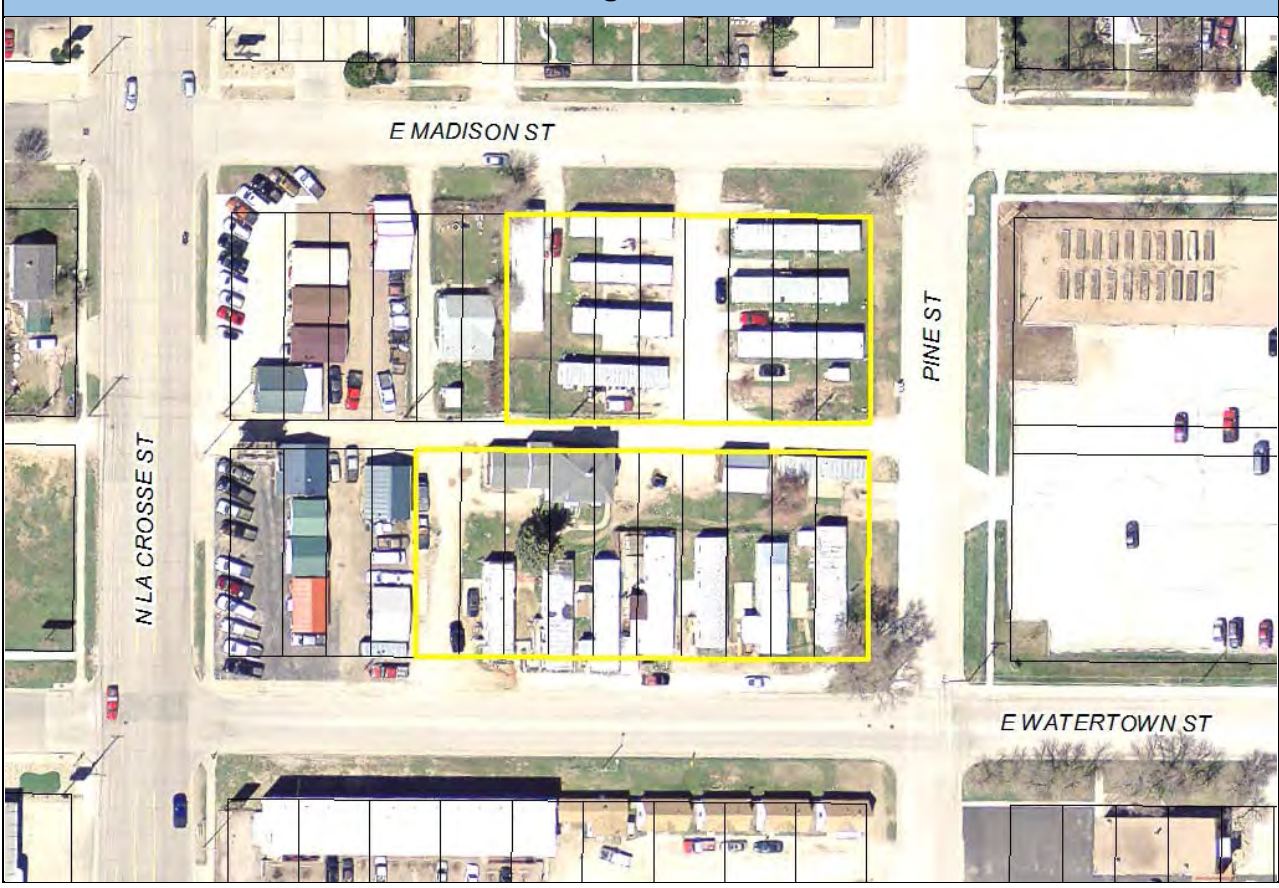
**Zoning Map**



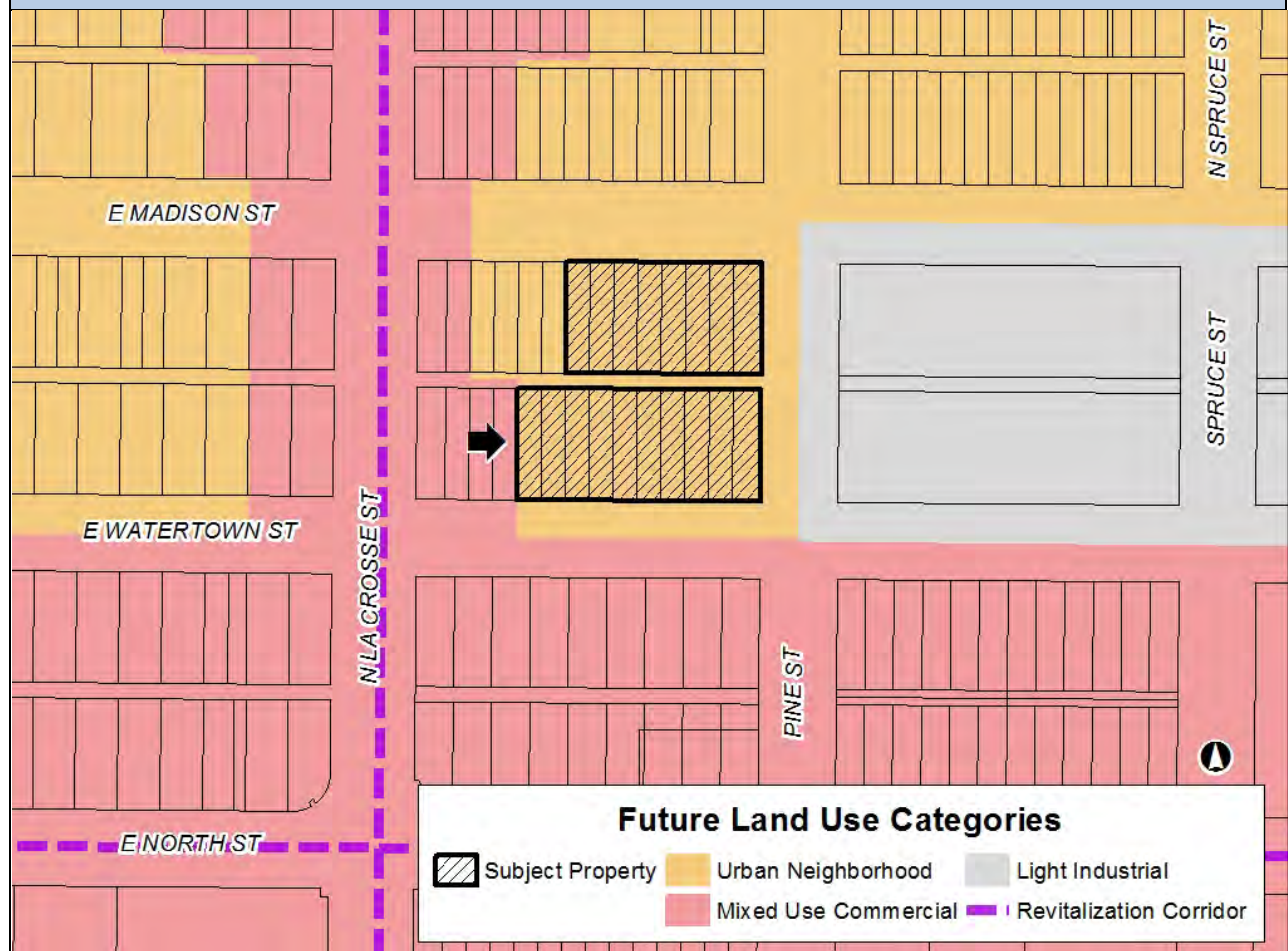
**Rapid City Zoning**

Subject Property
  Medium Density Residential
  General Commercial
  Light Industrial

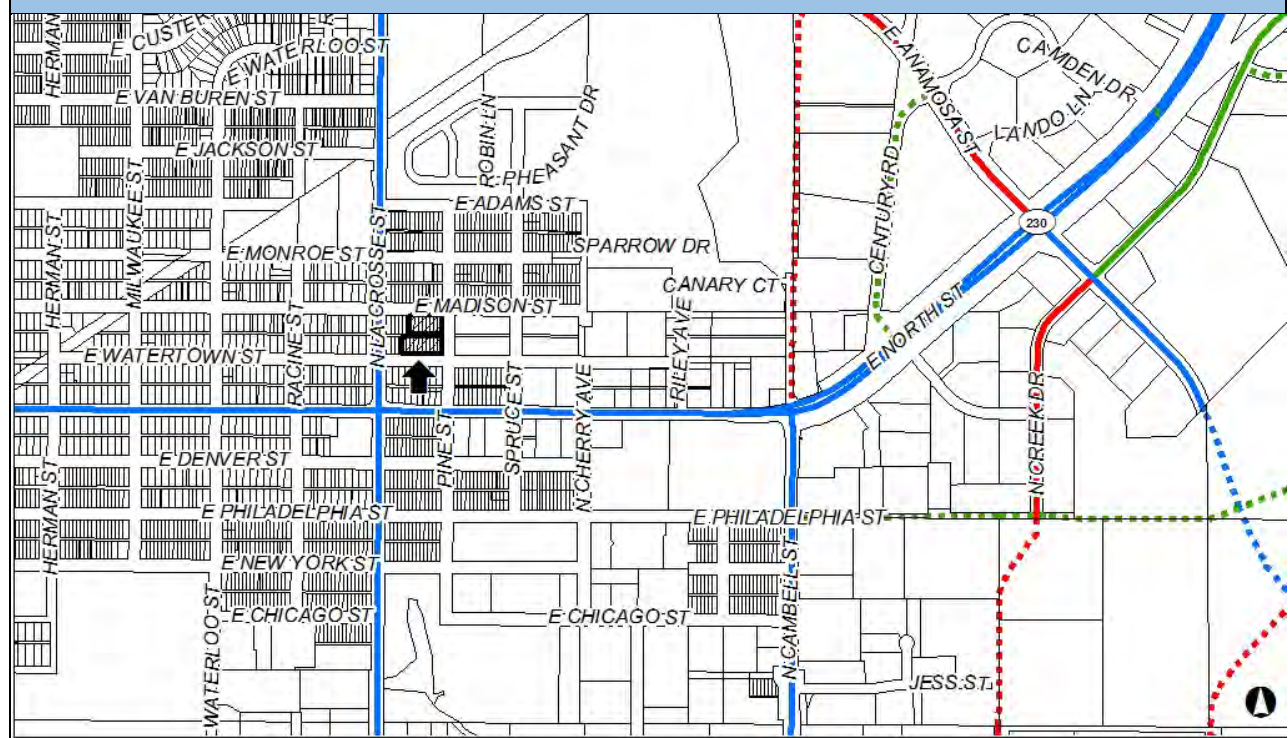
**Existing Land Uses**



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan




Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
Medium Density Residential District		Required	Proposed
Lot Area		51,500 square feet	53,820 square feet
Lot Frontage / Lot Width		100 feet	694 feet
Maximum Building Heights		3 stories or 35 feet	One story
Maximum Density		30%	17%
Minimum Building Setback:			
• Front		20 feet	20.5 feet (Pine Street)
• Rear		25 feet	0 feet / legal non-conforming for existing tri-plex
• Side		8 feet	10.5 feet
• Street Side		20 feet	26 feet
Minimum Landscape Requirements:			
• # of landscape points		N/A	N/A
• # of landscape islands		N/A	N/A
Minimum Parking Requirements:			
• # of parking spaces		37	37
• # of ADA spaces		N/A	N/A
Signage		As per RCMC 17.50.080	Proposed ground sign measuring 32 square feet
Fencing		N/A	4 foot high chain link fence along perimeter of property

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a Planned Development Overlay:	
Criteria	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	The subject property is approximately 53, 820 square feet in size and zoned Medium Density Residential District. The property is being developed with a legal non-conforming mobile home park with a tri-plex. The applicant is proposing to reconstruct the mobile home park and renovate the tri-plex.
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 and a mobile home park is identified as a conditional use. The existing mobile home park and tri-plex are legal non-conforming, with the exception of the four mobile homes located along East Watertown Street that extend into the right-of-way. As a part of the first phase of the renovation project, these mobile homes will be removed. The full scope of the project includes removing the 16 existing units and replace them with 14 new units. The reconstruction will provide the minimum required setbacks and separation between structures for the new units. The applicant is also proposing to renovate the existing tri-plex which currently has legal non-conforming setbacks.

<p>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:</p>	<p>The existing mobile home park has structures that encroach into the public right-of-way and into the minimum required setbacks. The proposed redevelopment of the property will bring the non-conforming mobile home park into compliance with current land area regulations. There is currently no off-street parking provided for the mobile home park. The proposed renovation will provide 37 off-street parking spaces. In order to provide the off-street parking, the applicant is requesting an Exception to allow parking to back into the right-of-way adjacent to the mobile home park, including the alley. The renovation and proposed upgrades to the park, including providing off-street parking, will improve the current parking and setback issues associated with the existing mobile home park. For these reasons, staff recommends that the Exception to allow parking to back into the right-of-way be granted.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:</p>	<p>As noted above, the property is zoned Medium Density Residential District and a mobile home park is identified as a conditional use. The proposed renovation of the park will bring the existing non-conforming park into compliance with the Zoning Ordinance except for backing into the right-of-way.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>As noted above, the current mobile home park does not provide off-street parking for residents. The proposed renovation will provide off-street parking spaces that will back into the right-of-way. The applicant has obtained Exceptions for design criteria through the Public Works Department including constructing sidewalk along the perimeter of the mobile home park.</p> <p>The applicant should be aware that the existing tri-plex must be fire-sprinkler protected.</p>
<p>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:</p>	<p>As noted above, the applicant is proposing to provide off-street parking that will back into the public right-of-way. The improvements to the area include removing structures from the right-of-way and constructing sidewalks. The proposed renovation improves an existing non-conforming park. For these reasons, staff recommends that the Exception to allow parking to back into the right-of-way be granted.</p>

**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:**

<p align="center"><b>Comprehensive Plan Conformance – Core Values Chapters</b></p>	
	<p align="center"><b>A Balanced Pattern of Growth</b></p>
<p>BPG-1.2C</p>	<p><b>Priority Revitalization Corridors:</b> The property is located on the east side of North LaCrosse Street which is identified as a Revitalization Corridor. The proposed renovation to an existing mobile home park supports the goal of reinvestment.</p>

	<b>A Vibrant, Livable Community</b>
LC-3.2C	<b>Pedestrian and Bicycle Linkages:</b> The applicant is proposing to construct sidewalks along East Madison Street, Pine Street, and East Watertown Street. The proposed sidewalks improve pedestrian accessibility.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
	N/A
	<b>Efficient Transportation and Infrastructure Systems</b>
T1-2.1E	<b>Access Management Planning:</b> The applicant has worked with Public Works staff to address approach locations and has obtained Exceptions to design criteria. The proposed renovation project will create off-street parking where none currently exists.
	<b>Economic Stability and Growth</b>
	N/A
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	<b>Public Input Opportunities:</b> The proposed Final Planned Development Overlay requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Final Planned Development Overlay is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	Urban Neighborhood
<b>Design Standards:</b>	
SDP-N6	<b>Residential Infill and Redevelopment:</b> The proposed redevelopment will bring a non-conforming mobile home park into compliance with the Zoning Ordinance. The new park will remove structures from the right-of-way and provide off-street parking and sidewalks.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	North Rapid Neighborhood Area
<b>Neighborhood Goal/Policy:</b>	
NR-NA1.1A	<b>Reinvestment Areas:</b> The proposed renovation of an existing mobile home park accomplishes the goal of reinvestment in priority revitalization corridors.

<b>Findings</b>	
Staff has reviewed the Final Planned Development Overlay to reconstruct an existing mobile home park and multi-family residence pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The proposed redevelopment of the property will bring the non-conforming mobile home park into compliance with current land area regulations. There is currently no off-street parking provided for the mobile home park. The proposed renovation will provide 37 off-street parking	

spaces. In order to provide the off-street parking, the applicant is requesting an Exception to allow parking to back into the right-of-way. The renovation and proposed upgrades to the park include providing off-street parking and sidewalks will improve the current parking and setback issues associated with the existing mobile home park

<b>Planning Commission Recommendation and Stipulations of Approval</b>	
Staff recommends that the Final Planned Development Overlay be approved with the following stipulations:	
1.	An Exception is hereby granted to allow parking to back into the public right-of-way;
2.	Upon submittal of a Building Permit for Phase I of the redevelopment, the applicant shall coordinate with the Rapid City Fire Department to fire sprinkler protect the existing triplex;
3.	All signage shall meet the requirements of the Rapid City Sign Code. Any expansion to the proposed electronic reader board sign or new electronic or Light Emitting Diode (LED) signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,
4.	The Final Planned Development Overlay shall allow a mobile home park and a legal non-conforming three-unit residence to be redeveloped in compliance with the submitted operations and phasing plan. Permitted uses within the Medium Density Residential District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any expansion of the mobile home park or conditional use shall require the review and approval of a Major Amendment to the Planned Development.



## Rapid City Department of Community Development

### Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

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<b>Companion Case(s) #</b>	N/A
<b>ADVISORIES: Please read carefully!</b>	
1.	A Building Permit shall be obtained prior to any structural construction or initiation of use and a Certificate of Occupancy shall be obtained prior to occupancy;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	All requirements of the currently adopted Building Code shall be met;
4.	ADA accessibility shall be provided throughout the structure and site as necessary;
5.	All provisions of the underlying zoning districts 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;
6.	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; and,
7.	All applicable provisions of the adopted International Fire Code shall continually be met.