

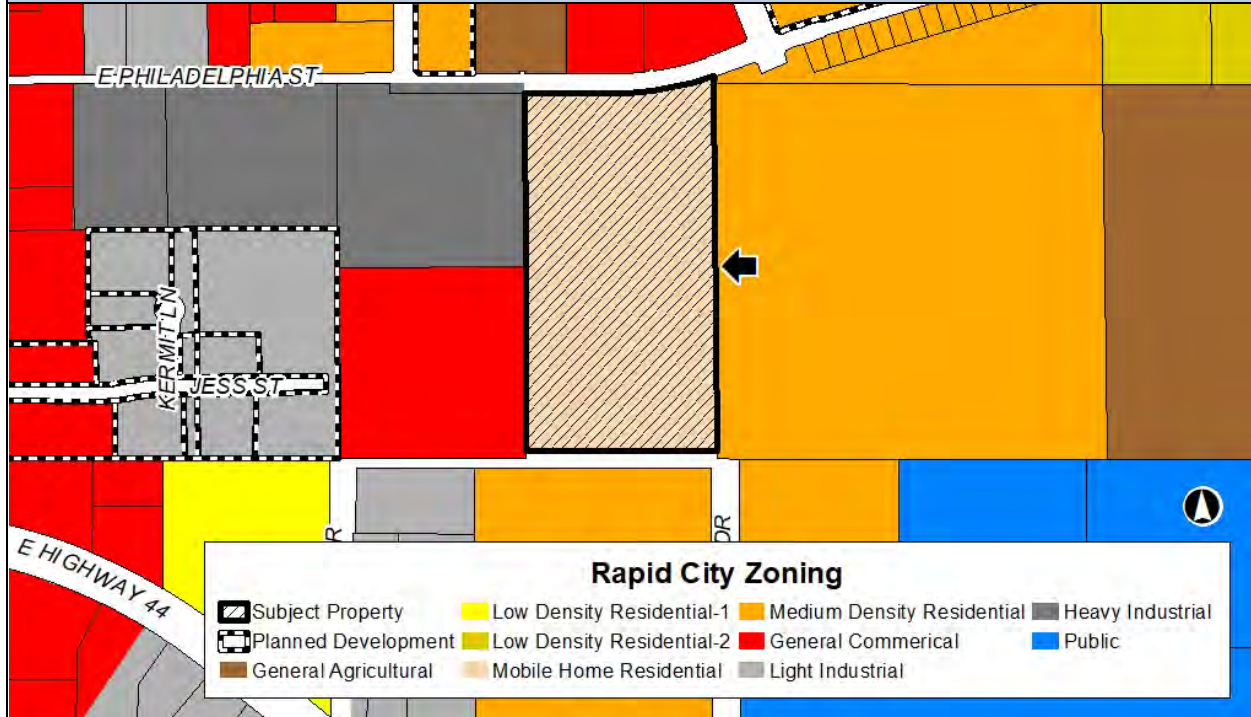
Rapid City Planning Commission
Planned Development Overlay Project Report
April 23, 2020

Item #13	
Applicant Request(s)	
Case #20PD012 – Initial and Final Planned Development Overlay to allow a mobile home park	
Companion Case(s) N/A	
Development Review Team Recommendation(s)	
The Development Review Team recommends approval of the Initial and Final Planned Development Overlay to allow a mobile home park with stipulations as noted below.	
Project Summary Brief	
<p>The applicant has submitted an Initial and Final Planned Development Overlay to allow a mobile home park on the property located at 1717 East Philadelphia Street. Specifically, the applicant intends to develop the property as a senior-only mobile home park consisting of 118 residential units and a common office space. The subject property is zoned Mobile Home Residential District and is approximately 19.37 acres in size. A mobile home park with multiple structures on a single lot is identified as a conditional use within the Mobile Home Residential District, requiring the review and approval of a Final Planned Development Overlay to allow multiple residential structures on a single lot. The applicant is not requesting any Exceptions to the underlying zoning district requirements as part of this application.</p> <p>The current Future Land Use Plan identifies the appropriate use of the property as Urban Neighborhood, within which Mobile Home Residential District is identified as an appropriate zoning district. The application is in compliance with the goals outlined within the Comprehensive Plan.</p>	
Applicant Information	Development Review Team Contacts
Applicant: TPH, LLC	Planner: John Green
Property Owner: TPH, LLC	Engineer: Todd Peckosh
Architect: N/A	Fire District: Tim Behlings
Engineer: Dream Design International, Inc.	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer: Todd Peckosh
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	1717 East Philadelphia Street
Neighborhood	Elk Vale Neighborhood Area
Subdivision	Shepherd Hills West Subdivision
Land Area	19.37 acres or 843,757 square feet
Existing Buildings	Void of structural development
Topography	Rises 90 feet from southwest to northeast
Access	East Philadelphia Street
Water / Sewer	Rapid City
Electric/Gas Provider	Black Hills Power/MDU
Floodplain	N/A

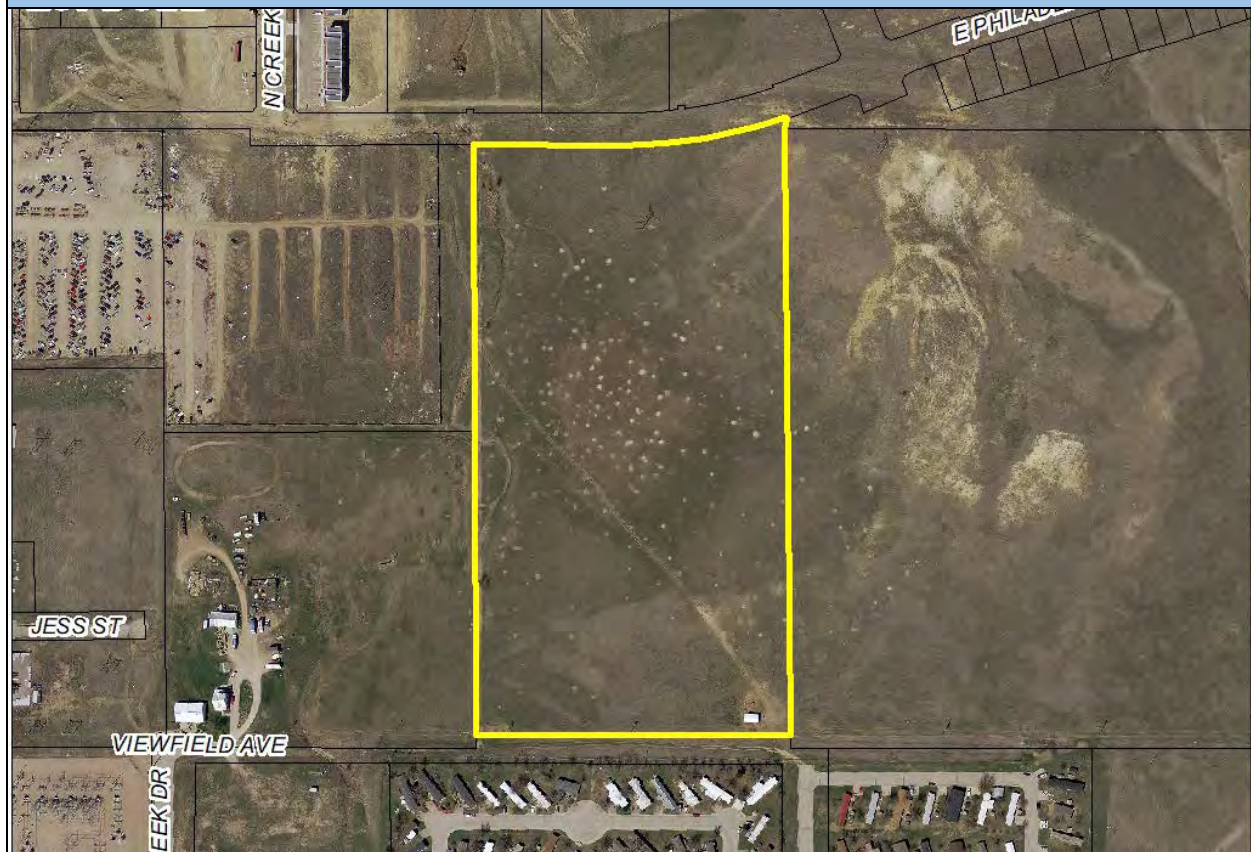
Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MHR	UN	Vacant
Adjacent North	GC	MUC/UN	Vacant
Adjacent South	MDR	UN	Mobile Home Park
Adjacent East	MDR	UN	Vacant
Adjacent West	GC/Hi	LI	Vacant

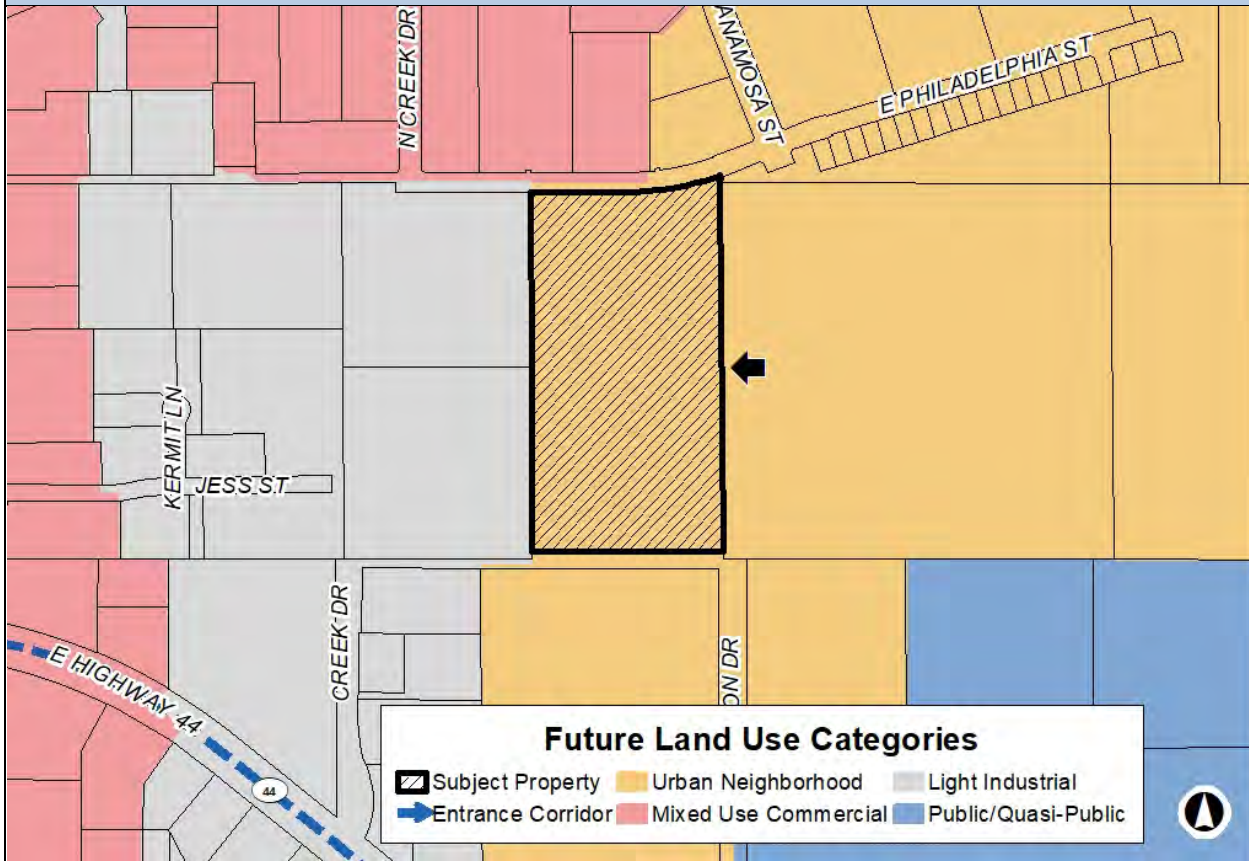
Zoning Map



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			
Mobile Home Residential District	Required	Proposed	
Lot Area for Mobile Home Park	5 acres with a minimum 3,000 square feet per unit	19.37 acres (7,150 square feet per unit)	
Lot Frontage / Lot Width	N/A	Approximately 1,332 feet	
Maximum Building Heights	2 ½ stories or 35 feet for stick-built homes 15 feet for mobile homes	Complies with all height requirements	
Maximum Density	30%	18.1%	
Minimum Building Setback:			
• Front	25 feet	26 feet	
• Rear	25 feet	60 feet	
• Side	8 feet / 12 feet	10 feet / 43 feet	
• Street Side	25 feet	N/A	
Minimum Clearances			
• Width of Space	30 feet	34 feet (Single) 45.8 feet (Double)	
• Front yard per space	5 feet	10 feet	
• Side by side distance between units	20 feet	30 feet	
• End to end distance between units	10 feet	15 feet	
Required storage per unit	100 cubic feet	108 cubic feet per unit	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces per unit	2 spaces per unit	2 spaces per unit	
• # of guest parking spaces	1 space per 4 units (30 total)	53 guest spaces total	
• # of ADA spaces	1 spaces (1 "Van Accessible")	0 spaces	
Signage	As per RCMC 17.50.080	N/A	
Fencing	As per RCMC 17.50.340	N/A	

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 an Initial and Final 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 19.37 acres in size and is zoned Mobile Home Residential District. The applicant has submitted this Initial and Final Planned Development Overlay application to allow a mobile home park, which is identified as a conditional use within the district. Specifically, the

	applicant intends to construct 118 mobile home units and a common office space on the property. The applicant should be aware that residential units located in the southeastern corner of the park may be located excessively close to the future extension of Mickelson Drive and may be impacted when the street is constructed in the future. However, the current layout is in compliance with the Zoning Ordinance since the additional right-of-way for the street hasn't been dedicated and this application does not trigger the requirement to improve the street.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	A mobile home park with multiple residential structures on a single lot is a conditional use within the Mobile Home Residential District requiring the review and approval of a Final Planned Development Overlay prior to issuance of a Building Permit.
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 applicant is not requesting any Exceptions to the development standards of the underlying zoning district. The Final Planned Development Overlay is required to allow multiple residential structures on a single lot.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	A mobile home park with multiple residential structures on a single lot is a conditional use within the Mobile Home Residential District requiring the review and approval of a Final Planned Development Overlay prior to issuance of a Building Permit.
5. Any adverse impacts will be reasonably mitigated:	Chapter 15.48 of the Rapid City Municipal Code identifies the required design standards for a mobile home park. In particular, a mobile home park must be designed with specific clearances between structures, anchorage, skirting, fire lanes, parking, addressing, garbage removal and road maintenance and snow removal. In addition, Chapter 17.50.110 of the Rapid City Municipal Code identifies the required area regulations for a mobile home park. This Chapter sets forth the requirements for lot size, setbacks and required amenities. The amenities include a manager's office within the mobile home park, a minimum 200 square-foot patio area adjacent to each mobile home and a minimum 100 cubic feet of storage locker area per mobile home. The applicant's site plan and operational plan identifies that the above noted requirements are being met. The stipulations of approval for the application will serve to reasonably mitigate any adverse impacts created by the project.
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 not requesting any Exceptions to the development standards of the underlying zoning district. The Final Planned Development Overlay is required to allow multiple residential structures on a single lot.

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-1.2A	Priority Infill Areas: The proposed development represents infill development of a vacant lot near an emerging commercial and residential corridor.
	A Vibrant, Livable Community
LC-2.1A	Targeted Residential Growth Areas: The proposed development will utilize existing services within the Urban Services Boundary of the City.
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: The subject property is accessed via East Philadelphia Street, which is classified as a Collector Street on the City's Major Street Plan. Mickelson Drive, a proposed Minor Arterial Street, runs parallel to a portion of the property on the east. The applicant should be aware that some mobile home units in the southeast corner of the property may be negatively impacted by their close proximity of the future extension of Mickelson Drive.
	Economic Stability and Growth
EC-1.2A	Housing Stock: N/A
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Initial and 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 Initial and Final Planned Development is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter	
Future Land Use Plan Designation(s):	Urban Neighborhood
Design Standards:	
SDP-N1	Mix of Housing Types: The proposed development provides a variety of housing types within the surrounding Shepherd Hills neighborhood.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Elk Vale Neighborhood Area
Neighborhood Goal/Policy:	
EV-NA1.1A	Residential Growth: The proposed development represents residential growth and provides a variety of housing types to compliment the surrounding commercial and residential neighborhood.

Findings	
<p>Staff has reviewed the Initial and Final Planned Development Overlay to allow a mobile home park 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 applicant is proposing to construct 118 Mobile Home units on the subject property. The applicant is not requesting any Exceptions to the design standards of the underlying zoning district as part of this application. In addition, the applicant has demonstrated that the mobile home park is being designed in compliance with the standards set forth in Chapter 15.48 and Chapter 17.50.110 of the Rapid City Municipal Code which regulates clearances, parking, anchoring, skirting, addressing, and amenities for a mobile home park. The proposed use is in compliance with the Comprehensive Plan and does not appear to cause any adverse impacts on surrounding properties. As such, staff recommends approval of the Initial and Final Planned Development Overlay to allow a mobile home park.</p>	

Planning Commission Recommendation and Stipulations of Approval	
<p>Staff recommends approval of the Initial and Final Planned Development Overlay to allow a mobile home park with stipulations as noted below:</p>	
1.	Prior to issuance of a Building Permit, all redlined comments shall be addressed;
2.	Prior to issuance of a Building Permit, the site plan shall be revised to show a minimum of 1 ADA “Van Accessible” parking spaces in the parking area provided at the office building. The “Van Accessible” shall be deigned in compliance with ADA standards and include a minimum 8-foot wide access aisle on the passenger side of the van space;
3.	Prior to issuance of a Building Permit, utility and drainage easements shall be dedicated and recorded as necessary and a copy of the recorded documents shall be submitted with the Building Permit application;
4.	Prior to issuance of a Building Permit, a report demonstrating that water service is adequate to serve to proposed development shall be submitted for review and approval;
5.	Prior to issuance of a Building Permit, an Infill Agreement required for all public improvements shall be executed;
6.	Prior to issuance of a Certificate of Occupancy, all public utilities needed to serve the development shall be constructed and accepted by the City;
7.	An annual Mobile Home Park License shall be secured;
8.	All signage shall continually conform to the Sign Code. No electronic signs are being approved as a part of this Initial and Final Planned Development Overlay. Changes to the proposed sign package, which the Department of Community Development Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Development Overlay. All signage not in conformance with the Sign Code shall require a Major Amendment to the Final Planned Development. Any electronic reader board signs shall require the review and approval of a Major Amendment to the Final Planned Development. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A Sign Permit shall be obtained for each individual sign; and,
9.	The Final Planned Development Overlay shall allow a 118-unit mobile home park on the property constructed and operated in compliance with Chapter 15.48 and 17.50.110 of the Rapid City Municipal Code. Any change in use or expansion in use that is a permitted use in the Mobile Home Residential District shall require a review and approval of a Minimal Amendment to the Planned Development Overlay. Any change in use or expansion of use that is a Conditional Use in the Mobile Home Residential District shall require the review and approval of a Major Amendment to the Final Planned Development Overlay.

Rapid City Department of Community Development

Development Review Advisories

<i>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.</i>	
Applicant Request(s)	
Case # 20PD012	Initial and Final Planned Development Overlay to allow a mobile home park
Companion Case(s) N/A	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction or placement of a mobile home 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.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
5.	A Right-of-way Permit shall be obtained prior to any work within the right-of-way, including grading;
6.	ADA accessibility shall be provided throughout the structure and site as necessary;
7.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to a Planned Development Overlay or a subsequent Major Amendment;
8.	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,
9.	All applicable provisions of the adopted International Fire Code shall continually be met.