



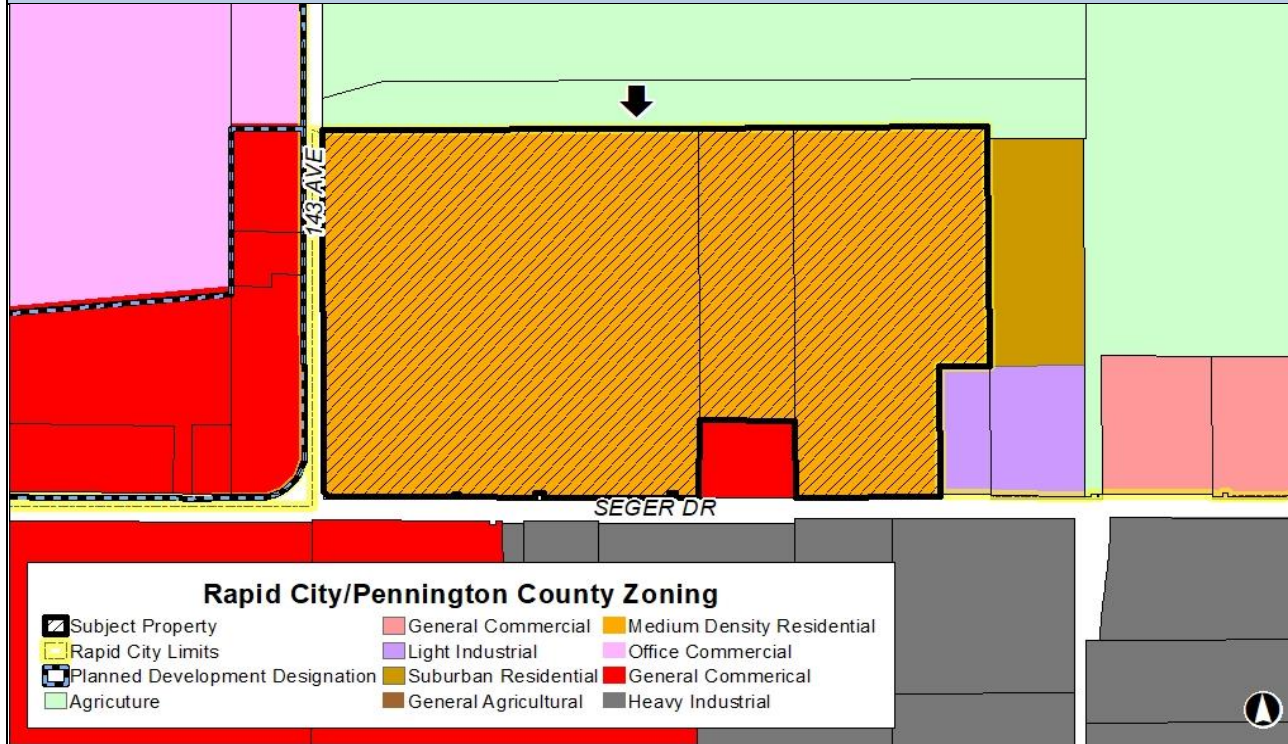
Rapid City Planning Commission Conditional Use Permit Project Report

November 4, 2021

Item #9	
Applicant Request(s)	
Case #21UR020 – A Major Amendment to a Conditional Use Permit to expand an existing mobile home park.	
Companion Case(s): N/A	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the Conditional Use Permit to expand an existing mobile home park be approved with the stipulations at the end of the report.	
Project Summary Brief	
<p>(Update 11/3/21. All revised and/or added text is shown in bold print.) The applicant requests a Conditional Use Permit to expand an existing mobile home park. The subject property is located at 1550 and 1980 Seger Drive. The property consists of 63.86 acres situated at the northwest corner of Seger Drive and 143rd Avenue, at the edge of the current City limits. The property is zoned Medium Density Residential District. It is developed with two existing Mobile Home Parks known as Prairie Acres and Prairie Acres South. There are currently 207 mobile home spaces, and undeveloped areas where the proposed expansion would occur. The applicant plans to add 85 mobile home spaces on the property, for a future total of 292 mobile home spaces. Each mobile home unit includes a driveway for two parking spaces. Sixteen spaces are provided throughout the development to serve the expanded park area. The private roads within the proposed expansion have been designed in order to accommodate fire truck turning movements. There are four private roads within the mobile home park that provide access from Seger Drive, and one private road providing access from 143rd Avenue. The proposed expansion of the existing mobile home park does not require a Traffic Impact Study. Utilities to serve the development include a combination of City sanitary sewer, City water, and private water wells. The site plan shows that the proposed new mobile home units will meet requirements for the density, yard, and requirements. In addition, individual building permits will be needed for each mobile home addition to the park to ensure that mobile home park clearances are met. Throughout the existing development, 11 units have been identified that do not meet a 25-foot setback requirement. These units are legal non-conforming and can remain as is. However, if these units are replaced in the future, then the new structures must meet the requirements, or apply for an administrative Zoning Exception or a Variance.</p>	
Applicant Information	Development Review Team Contacts
Applicant: FMG Engineering	Planner: Sarah Hanzel
Property Owner: Prairie Acres General, LLC	Engineer: Emily Fisher
Architect: N/A	Fire District: Tim Behlings
Engineer: Same as applicant	School District: Kumar Veluswamy
Surveyor: N/A	Water/Sewer:
Other:	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	1550 and 1980 Seger Drive
Neighborhood	Northeast Neighborhood Area
Subdivision	N/A
Land Area	63.86 acres
Existing Buildings	Mobile Home Park and associated accessory structures
Topography	Relatively flat
Access	Seger Drive
Water Provider	Private well and City of Rapid City water
Sewer Provider	City of Rapid City
Electric/Gas Provider	West River Electric Association

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	AG – PC	UN	Industrial/ Void of Structural Development
Adjacent South	GC/LI	MUC	Industrial - Auto Salvage
Adjacent East	SR-PC; LI-PC	UN	Industrial – Auto Salvage/Self storage
Adjacent West	GC	UN	Warehouse

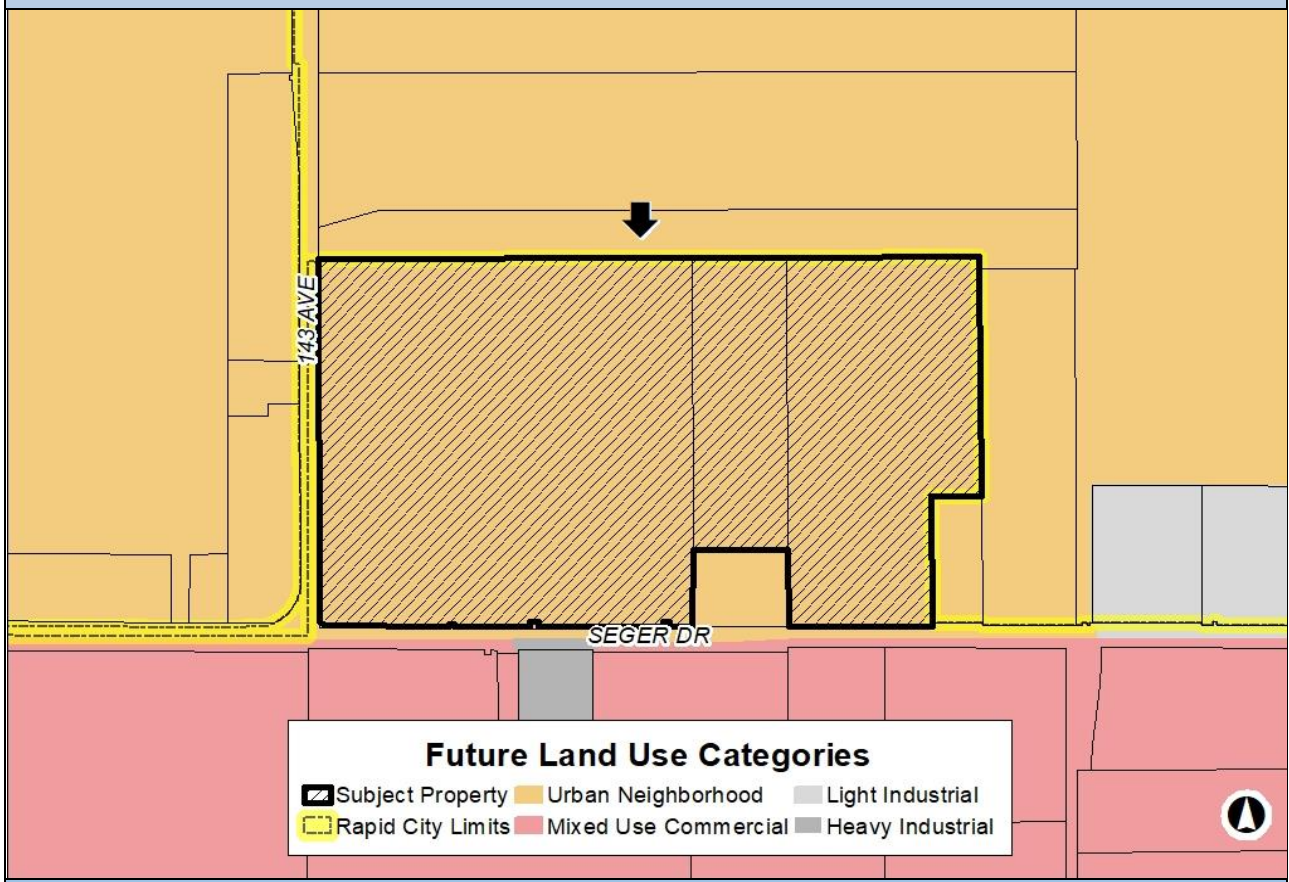
Zoning Map



Existing Land Uses

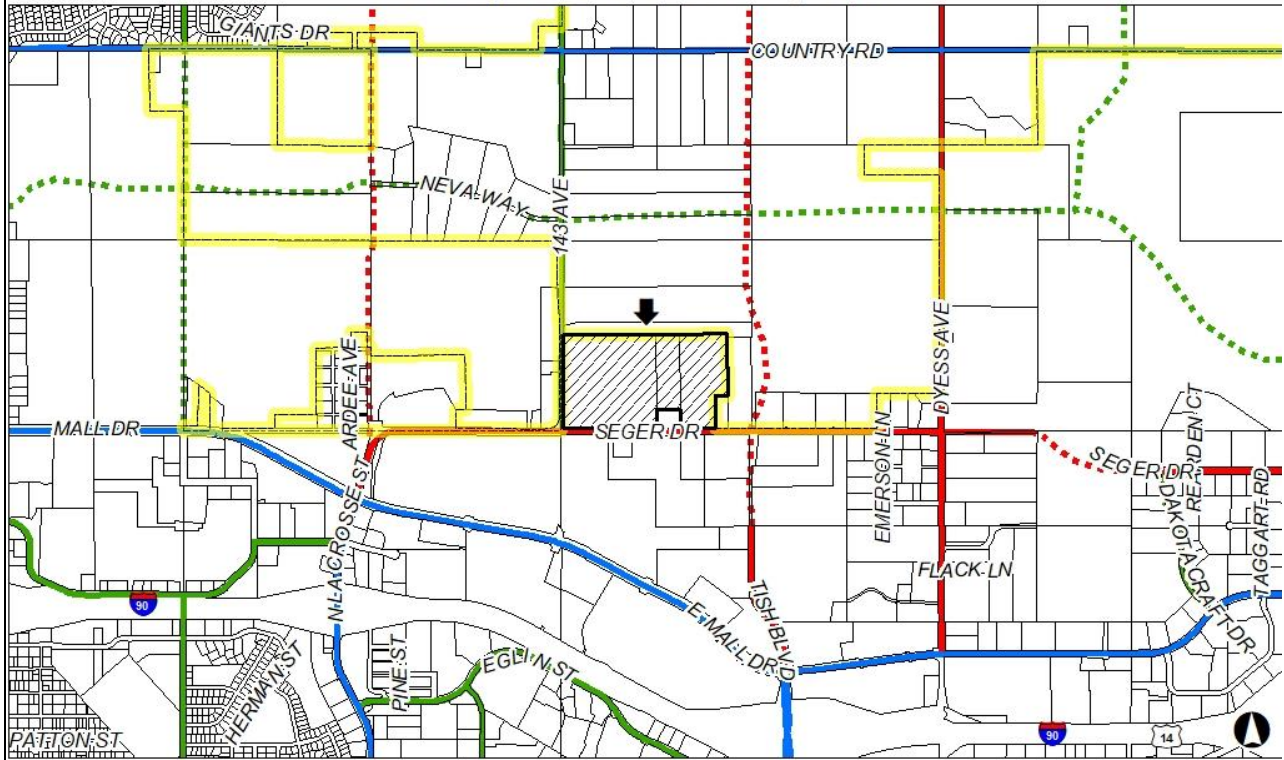


Comprehensive Plan Future Land Use



Parks or Transportation Plan

21UR020
1550 Seger Drive and 1980 Seger Drive



Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Proposed minor arterial
- Rapid City Limits
- Minor arterial
- Proposed collector

Relevant Case History			
Case/File#	Date	Request	Action
N/A	N/A	N/A	N/A
Relevant Zoning District Regulations			
Medium Density Residential District/ Mobile Home Park Standards	Required	Proposed	
Lot Area	N/A	63.86 acres	
Lot Frontage / Width	N/A	N/A	
Maximum Building Heights	30 feet	To be confirmed at building permit	
Maximum Density	3,000 square feet/unit minimum	9,526 square feet/unit	
Minimum Building Setback:			
• Front	25 feet to Seger Drive	Some units are less than 25 feet to Seger Drive. These units are legal Non-Conforming	
• Rear	25 feet to rear lot line	Some units are less than 25 feet to the rear lot line. These units are legal Non-Conforming	
• Side	8 feet	8 feet	
• Street Side	25 feet	Some units are less than 25 feet to the street. These units are legal Non-Conforming	
Minimum Landscape Requirements:			
• # of landscape points	2,459,085	2,555,100	

• # of landscape islands	N/A	N/A
Minimum Parking Requirements:		
• # of parking spaces	2/unit + guest parking (594 residential spaces + 74 guest spaces)	668
• # of ADA spaces	N/A – parking provided for each unit	N/A - parking provided for each unit
Signage	Pursuant to 17.50.080	Existing Park Entry Sign. New signage in compliance with 17.50.080
Fencing	Pursuant to 17.50.340	N/A

Planning Commission Criteria and Findings for Approval or Denial

Pursuant to Section 17.54.030 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to approve a Conditional Use Permit:

1. The location, character and natural features of the property:	The subject property is located at 1550 and 1980 Seger Drive. The property consists of 63.86 acres situated at the northwest corner of Seger Drive and 143 rd Avenue, at the edge of the current City limits. A Developmental Lot Agreement will be secured so that the existing park will maintain their separate identifies and to allow the existing lot numbers and addresses to remain the same. The property is zoned Medium Density Residential District. It is developed with two existing Mobile Home Parks known as Prairie Acres and Prairie Acres South. There are currently 207 mobile home spaces, and undeveloped areas where the proposed expansion would occur. The applicant plans to add 85 mobile home spaces on the property, for a future total of 292 mobile home spaces.
2. The location, character and design of adjacent buildings:	Adjacent land uses consist of industrial and commercial development such as auto salvage yards and warehouse structures. The property in the vicinity includes industrial, agricultural, and commercial zoning districts.
3. Proposed fencing, screening and landscaping:	There are many mature deciduous trees on the property. The Landscaping requirement for the subject property requires 2,459,085 landscaping points. The site plan shows that 2,555,100 points are being provided. No screening or fencing is required by the municipal code.
4. Proposed vegetation, topography and natural drainage:	The site is relatively flat with mature deciduous trees located throughout. No drainage concerns have been identified with the proposed expansion.
5. Proposed pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons:	Vehicular and pedestrian circulation through the site is provided by private interior roads. The roads are paved, and built to 30' or 35' wide. Each mobile home unit includes a driveway for two parking spaces. Sixteen additional guest parking locations are provided throughout the development to serve the expanded park area. The private roads within the proposed expansion have been designed in order to accommodate turning movements of fire protection vehicles.
6. Existing traffic and traffic to be generated by the proposed use:	There are four private roads within the mobile home park that provide access from Seger Drive, and one private road providing access from 143 rd Avenue. The proposed expansion of the existing mobile home park does not require a Traffic Impact Study.
7. Proposed signs and lighting:	There is an existing entryway sign. All signage will follow the requirements of the Rapid City Municipal Code. The existing site lighting includes one post mounted private yard light for each mobile home site. No new site lighting is proposed

	except for optional exterior mounted lights on new mobile homes.
8. The availability of public utilities and services:	Utilities to serve the development include a combination of City sanitary sewer, City water, and private water wells. The existing mobile home park development is served by City sanitary sewer and private water. These conditions are proposed to remain. All new mobile home spaces will be connected to the public sanitary sewer system and the existing lagoons that are no longer in use will be filled with the proposed expansion. All new mobile homes on the westernmost and easternmost lots will be served by private water. The middle portion of the property will be served by City water.
9. The objectives of the adopted comprehensive plan and the purpose of the ordinance codified herein:	The purpose of the Medium Density Residential District is to provide areas in the community for medium to high population densities. The City's adopted Comprehensive Plan promotes the preservation and expansion of housing in diverse formats. The proposed expansion will provide additional housing opportunities in the community in conformance with the municipal code and the Comprehensive Plan.
10. The overall density, yard, height and other requirements of the zone in which it is located:	The site plan shows that the proposed new mobile home units will meet requirements for the density, yard, and requirements. In addition, individual building permits will be needed for each mobile home addition to the park to ensure that proper clearances are met. Throughout the existing development, 11 units have been identified that do not meet a 25 – foot setback requirement. These units are legal non-conforming and can remain as is. However, if these units are replaced in the future then the new structures must meet the requirements, or apply for an administrative Zoning Exception or a Variance.
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 proposed use is an expansion of an existing use. No adverse effects with regard to noise, odor, smoke, dust, or pollution are anticipated with the proposed expansion of this residential use. Each unit will have 2 parking spaces, a minimum 200 square foot patio, and a 100 cubic foot storage shed. Guest parking areas will also be provided. An existing manager office is on site to serve the needs of the residents within the development.
12. The degree to which conditions imposed will mitigate any probable adverse impacts of the proposed use on existing adjacent uses:	As previously mentioned, there are some existing mobile home spaces which do not meet present day zoning standards. These units will come into compliance or seek a Zoning Exception or Variance at the time they are proposed to be replaced. The City of Rapid City requires that all mobile home parks be licensed with the City. The annual license ensures that minimum standards for clearances, life safety, and property maintenance are met. Given that the adjacent uses are industrial and commercial in nature, no adverse impacts from the proposed use are anticipated.

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-3.2A	Mix of Housing Types: Encourage the development of a range of housing types, sizes, prices, and densities within individual neighborhoods and throughout the community.	
	A Vibrant, Livable Community	
LC-2.1A	Residential Growth: Support residential development within the Urban Services Boundary in areas that maximize available infrastructure and community amenities.	
	A Safe, Healthy, Inclusive, and Skilled Community	
SHIS-2.2C	Emergency Access: ensure new development provides multiple points of access for emergency response.	
	Efficient Transportation and Infrastructure Systems	
TI-2.1A	Major Street Plan Integration: The property is currently accessed via Seger Drive and 143 rd Avenue.	
	Economic Stability and Growth	
EC-1.2A	Housing Stock: Maintain diverse and attractive housing options close to employment areas.	
	Outstanding Recreational and Cultural Opportunities	
	N/A	
	Responsive, Accessible, and Effective Governance	
GOV-2.1A	Public Input Opportunities: The proposed Conditional Use Permit requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the property boundary. The requested Conditional Use Permit application 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:	
Characteristics	Designed to create opportunities for a mix of housing options and densities

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Northeast Neighborhood Area
Neighborhood Goal/Policy:	
NE-NA1.1A	Residential Growth: Support expansion and development of new residential neighborhoods north of Seger Drive between Haines Avenue and Dyess Road.

Findings	
Staff has reviewed the proposed Conditional Use Permit to allow an expansion to an existing mobile home park pursuant to Chapter 17.54.030 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan.	

Staff recommends approval of the Conditional use Permit to allow a kennel with overnight boarding and day care facility with the following stipulations:

1.	Prior to issuance of a building permit, the applicant shall enter into a Developmental Lot Agreement for the three lots associated with the property.
2.	Prior to issuance of a building permit, the applicant shall receive authorization from the Public Works Director to utilize a non-conforming water and sewer service line in compliance with Chapter 13.12 of the Rapid City Municipal Code. Alternatively, the applicant shall design the water and sewer service line in compliance with all requirements of RCMC 13.08.430, including 13.08.430.B.e 'Mobile Home Park on a premises' Rapid City Municipal Code.
3.	The applicant shall obtain a building permit prior to placement of any mobile homes. The Park Manager shall provide a site plan for every mobile home install and permitted structures showing clearances pursuant to Rapid City Municipal Code 15.48. In addition, the Park Manager shall provide a letter stating they approve of mobile home installs and any other structures requiring permits such as decks, carports, and deck covers.
4.	All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as part of this Conditional Use Permit. The addition of electronic or LED signage shall require a Major Amendment to the Conditional use Permit. A sign permit is required for any new signs; and,
5.	The Conditional Use Permit shall allow for up to 292 mobile home spaces in accordance with the site plan submitted. Any expansion beyond 292 mobile home spaces shall require the review and approval of a Major Amendment to the Conditional Use Permit.



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.*

		Applicant Request(s)
Case # 21UR020		Conditional Use Permit to Expand an existing mobile home park
Companion Case(s) N/A		N/A
ADVISORIES: Please read carefully!		
1.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;	
2.	All requirements of the currently adopted Building Code shall be met;	
3.	All provisions of the underlying zoning district shall be met unless otherwise specifically authorized as a stipulation of this Conditional Use Permit or a subsequent Major Amendment;	
4.	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,	
5.	All applicable provisions of the adopted International Fire Code shall continually be met.	