



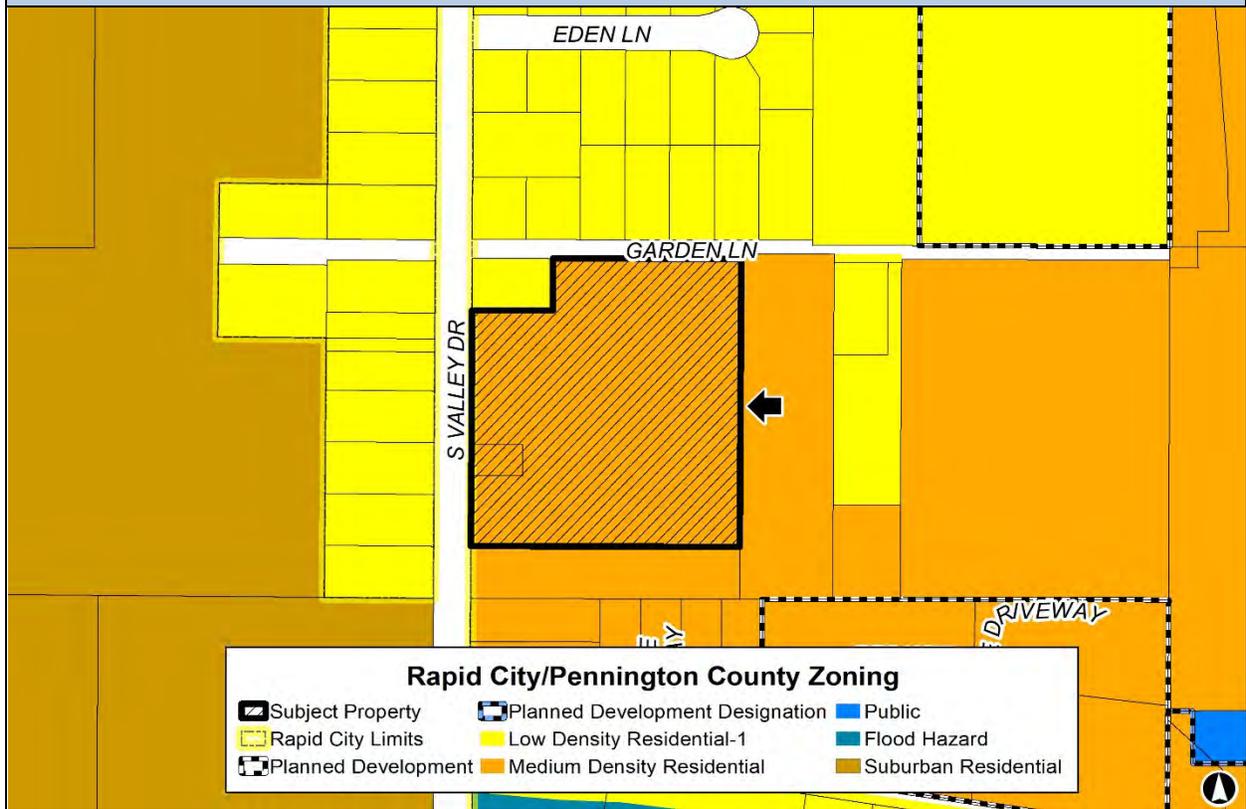
Rapid City Planning Commission Planned Development Project Report

March 24, 2022

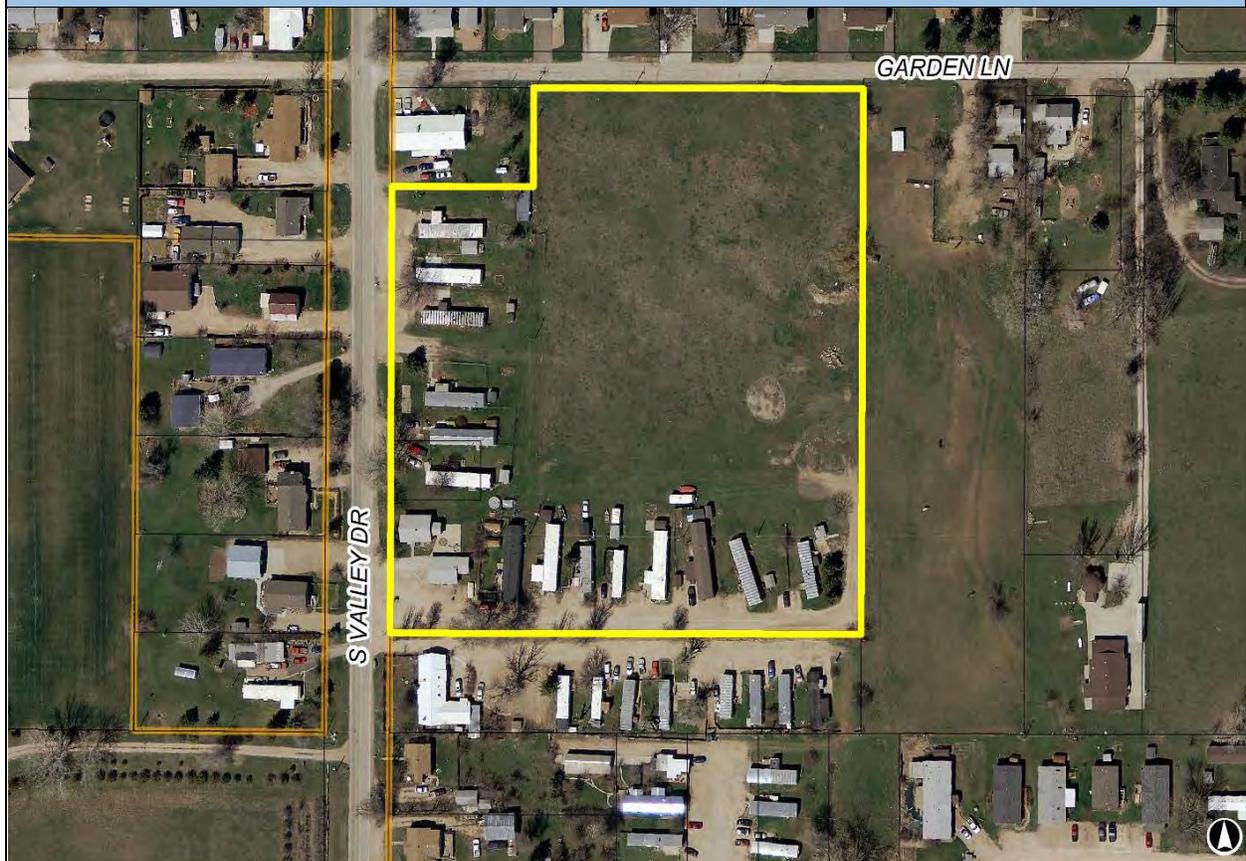
Item #10			
Applicant Request(s)			
Case #21PD047 – Initial Planned Development Overlay to expand an existing mobile home park			
Companion Case(s): N/A			
Development Review Team Recommendation(s)			
Staff recommends the request be approved with the stipulations noted at the end of the report.			
Project Summary Brief			
<p>(Update 3/16/22: All changes shown in bold.) The subject property is 6.51 acres in size and zoned Medium Density Residential District. It is developed with 14 manufactured homes, a stick built home, and a detached garage which is used as a park office and for storage. The subject property was developed while in Pennington County’s jurisdiction and was annexed into the City limits. As such, the design of the Mobile Home Park is legal non-conforming. Mobile Home Parks are a Conditional Use in the Medium Density Residential Zoning District. The applicant proposes to expand the mobile home park by 27 spaces for a total of 42 mobile homes and an office. All new structures are planned in compliance with City design standards. As the existing structures are replaced in the future, they will be replaced to meet City standards for setbacks, spacing, etc. The applicant hosted a neighborhood meeting on February 8, 2022. In response to the neighborhood concerns the applicant has revised the site plan to remove all access from Garden Lane and reduce the number of units from 45 to 42. In addition, the applicant submitted an Action Plan for community complaints.</p>			
Applicant Information		Development Review Team Contacts	
Applicant: SDRC Terra Kennedy MHP 2 LLC		Planner: Sarah Hanzel	
Property Owner: Same as above		Engineer: Todd Peckosh	
Project Planner/Agent: Clearwell, PLLC		Fire District: Tim Behlings	
Engineer: Joseph Mailander, Clearwell, PLLC		School District: Kumar Veluswamy	
Surveyor: N/A		Water/Sewer: Todd Peckosh	
Other: N/A		DOT: Stacy Bartlett	
Subject Property Information			
Address/Location	2412 South Valley Drive		
Neighborhood	Southeast Connector Neighborhood Area		
Subdivision	N/A		
Land Area	6.51 Acres		
Existing Buildings	Manufactured homes		
Topography	Relative level		
Access	S. Valley Drive/Garden Lane		
Water / Sewer	Rapid Valley Sanitary District		
Electric/Gas Provider	West River Electric Association		
Floodplain	100 Year and 500 year floodplain		
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR	UN/Future Parks	Manufactured home community
Adjacent North	LDR-I	LDN	Single family

Adjacent South	MDR	UN	Single family/manufactured homes
Adjacent East	MDR	UN	Single family
Adjacent West	LDR-I	LDN/Future Parks	Single family

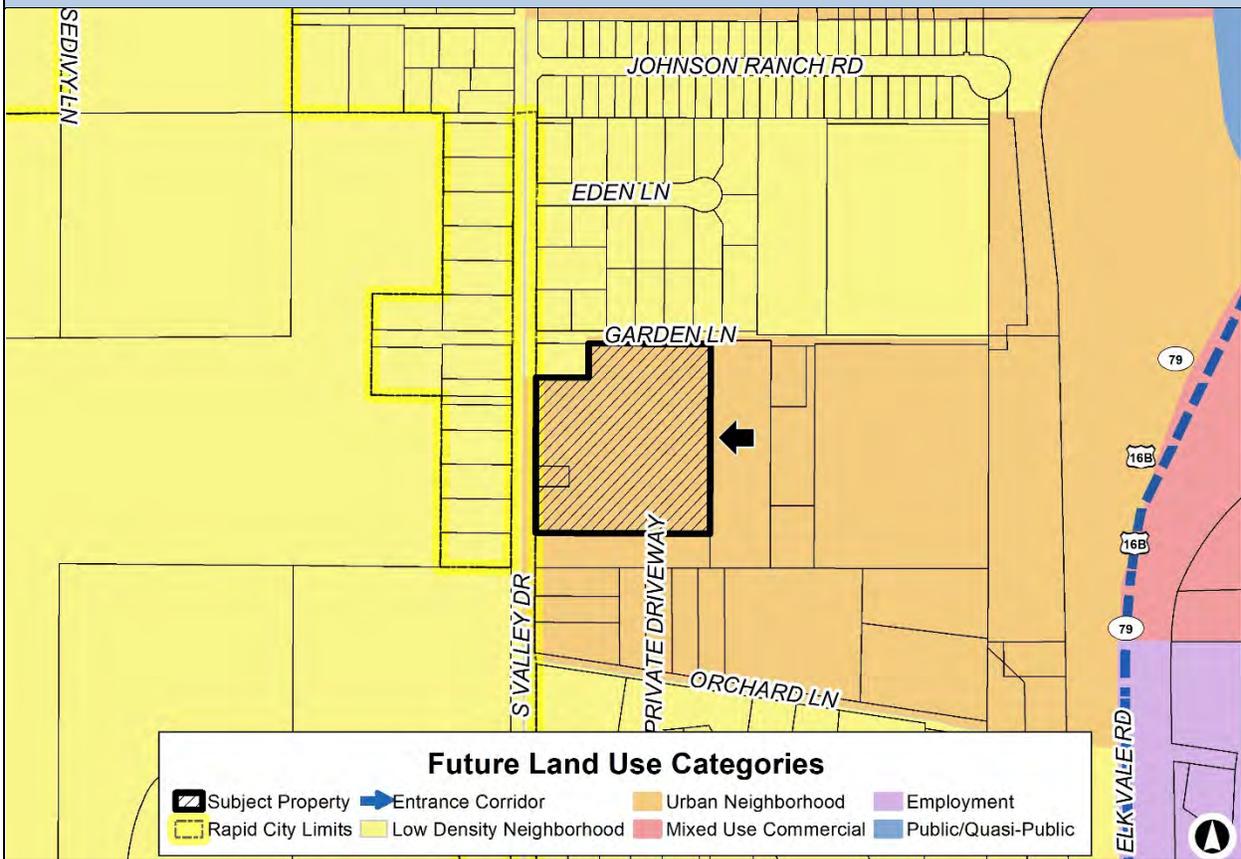
Zoning Map



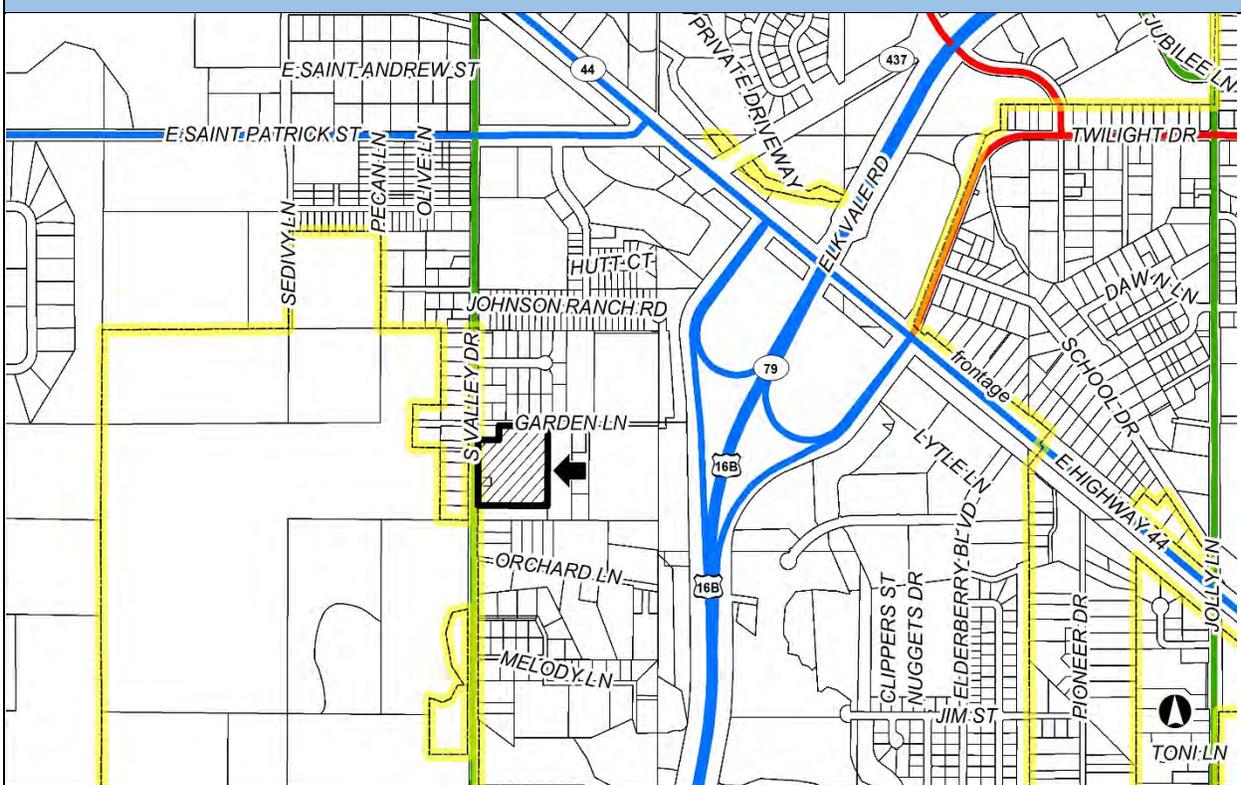
Existing Land Uses



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/ Mobile Home Park Standards	Required	Proposed	
Lot Area	3,000 square feet/unit 135,000 square feet	6.51 acres/283,576 square feet	
Lot Frontage / Width	N/A	N/A	
Maximum Building Heights	30 feet	To be confirmed at building permit	
Lot Area	3,000 square feet/unit minimum	Lots exceed the minimum, ranging in size from 3,205 to 6,128 square feet	
Minimum Building Setback:			
• Front	25 feet	25 feet	
• Rear	25 feet	25 feet	
• Side	8 feet	25 feet	
• Street Side	25 feet	25 feet	
Minimum Landscape Requirements:			
• # of landscape points	201,468	213,150	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	84 resident spaces + 11 guest parking spaces	84 resident spaces + 15 guest parking spaces	
• # of ADA spaces	N/A – parking provided for each unit	N/A	
Signage	Pursuant to 17.50.080	Existing Park Entry Sign. New signage in compliance with 17.50.080	
Fencing	Pursuant to 17.50.340	Proposed 6-foot privacy fence	

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 6.51 acres in size and zoned Medium Density Residential District. It is developed with 14 manufactured homes, a stick built home, and a detached garage which is used as a park office and for storage. The subject property was developed while in Pennington County's jurisdiction and was annexed into the City limits. As such, the design of the Mobile Home Park is legal non-conforming. Mobile Home Parks are a Conditional Use in the Medium Density Residential Zoning District. The existing mobile home park is proposed to be expanded. The non-conforming conditions of the property and the proposal to expand the park create the special conditions of the property.
2. The application of these	Following the neighborhood meeting, the applicant

<p>regulations to this particular piece of property would create a practical difficulty or undue hardship:</p>	<p>revised the site plan to reduce the total number of units by three. The applicant proposes to expand the mobile home park to 42 total mobile homes and a park office. Bringing the entire park into compliance immediately would create a practical difficulty. Through the Planned Development Overlay, the applicant identifies the existing non-conforming conditions, demonstrates that new units will be designed in compliance with City standards, and shows how the existing units will be replaced with units which meet standards at the end of their useful life.</p>
<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>Existing structures are non-conforming but will be replaced to meet City requirements. The non-conforming structures can be maintained in place until such time that they need to be replaced in conformance with City design standards. This practice does not cause undue hardship to the public good and is aligned with the intent of the zoning regulations.</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>Mobile home parks are a Conditional Use in the Medium Density Residential District. Through the Planned Development Overlay, the applicant has identified the existing non-conforming structures which shall not be made worse as a result of the expansion. The Mobile Home Park regulations require 3,000 square feet per unit. The area size per mobile home in the proposed development ranges from 3,205 square feet to 6,128 square feet, which exceeds the minimum requirements. All new structures are planned in compliance with City design standards. As the existing structures are replaced in the future, they will be replaced to meet City standards for setbacks, spacing, etc.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>The subject property is located within the 100 year and 500 year Federally designated floodplain. As such, a floodplain development permit is required prior to issuance of a building permit. The floodplain development requirements for an expansion to an existing manufactured home park are codified in Chapter 15.32 of the Rapid City Municipal Code. Examples of requirements include but are not limited to anchoring and elevated permanent foundations.</p> <p>Access to the property is from S. Valley Drive, which is identified as a collector street on the City's Major Street Plan. The S. Valley Drive right-of-way is not annexed into the City and is under the jurisdiction of the County Highway Department. The proposed expansion of the mobile home park does not require the submission of a Traffic Impact Study; however, the applicant submitted a projected trip generation report for the proposed expansion identifying less than 40 peak hour trips for the mobile home park development for all 42 units. In order to address concerns from area residents, the applicant has revised the site plan to eliminate access from Garden Lane. There is an existing interior park road on the southern boundary of the property which provides access to 8 of the existing mobile home spaces and the park office. There are 6 existing non-conforming mobile home spaces which abut a public road; however, all new mobile home</p>

	<p>spaces will abut an interior park road in compliance with Chapter 15.48 of the Rapid City Municipal Code.</p> <p>The minimum number of parking spaces are being provided at a ratio of 2 spaces per unit. In addition, 19 guest parking spaces are being provided in excess of the 11 spaces that are required by the Rapid City Municipal Code.</p> <p>The applicant has identified an open space for use by the residents of the community. Landscaping is proposed around the periphery of the property to create separation between the mobile home park and neighboring uses.</p> <p>In addition, the applicant proposes to construct a 6-foot privacy fence along the north, east, and south boundary of the property.</p> <p>In response to testimony at the Planning Commission hearing regarding neighborhood crime, the Police Department has commented that the existing calls for service to the development are average, noting 17 calls for service over the last year. The applicant has submitted an Action Plan for Community Complaints identifying how the mobile home park management will respond to neighborhood concerns. Namely, a contact number will be displayed on community signage and at the manager’s office. All neighborhood concerns that are shared with the park management will be elevated to the District Manager for review and action.</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>The use of the Planned Development Overlay grants exceptions to the existing non-conforming units, while allowing the park to expand in conformance with City criteria. This practice facilitates the provision of new housing units and reasonably achieves the objectives of the underlying zoning district, while ensuring that all future new construction is designed to meet City criteria.</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:

Comprehensive Plan Conformance – Core Values Chapters	
	<p>A Balanced Pattern of Growth</p>
<p>BPG-3.1A</p>	<p>Balanced Uses: The goal is to support a balanced mix of residential, commercial, employment, public uses, parks and green space throughout the community. The proposed project increases the number of residential units and provides an open green space area for the residents to utilize.</p>
	<p>A Vibrant, Livable Community</p>
<p>LC-2.1C</p>	<p>Variety of Housing Types: The goal is to encourage new neighborhoods that contain a mix of housing types, with high density and multi-family housing near collector and arterial streets. The proposed project is consistent with this goal.</p>

		A Safe, Healthy, Inclusive, and Skilled Community
N/A	N/A	
		Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: The goal is to integrate the Major Street Plan into land use planning and the development review process in order to ensure the development and maintenance of a complete roadway network. South Valley Drive is a collector street on the City's major street plan. Garden Lane is a local street. The proposed increase in residential density can be accommodated by the collector street.	
		Economic Stability and Growth
EC-1.2A	Housing Stock: The goal is to maintain diverse and attractive housing options close to employment areas and to encourage infill development and redevelopment near major employment centers. The proposed project is consistent with this goal.	
		Outstanding Recreational and Cultural Opportunities
	N/A	
		Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Major Amendment to a 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 Major Amendment to a Final Planned Development Overlay 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:	
Primary uses:	A range of medium-high density housing types. The proposed project is consistent with the primary uses identified in Urban Neighborhood Areas.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector Neighborhood Area
Neighborhood Goal/Policy:	
SEC-NA1.1H	Residential Growth: This goal promotes the development of existing and additional residential development in the Rapid Valley area, which is consistent with the proposed expansion to the mobile home park.
SEC-NA1.1K	Jurisdictional Coordination: The goal promotes coordinated planning and development review activities between the City and other jurisdictions. Pennington County Highway and the Rapid Valley Sanitary District have been reviewing agencies for the proposed development.

Findings	
Staff has reviewed the Initial Final Planned Development Overlay to allow the expansion of an 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 proposed use complies with the goals and policies of the City's Comprehensive Plan. All new mobile home units will be designed in accordance with City design criteria and the existing non-conforming mobile home units will not be made worse as a result of the proposed project. As the existing structure reach the end of their useful life, they will be replaced with units that meet City design criteria.

Planning Commission Recommendation and Stipulations of Approval	
Staff recommends approval of the Initial Planned Development Overlay with the following stipulations:	
1.	A Final Planned Development shall be obtained prior to issuance of a building permit;
2.	Upon submittal of a Final Planned Development Overlay application, utility plans shall be submitted for review and approval by the Rapid Valley Sanitary District;
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.	Upon submittal of a building permit, a drainage report prepared by a professional engineer shall be provided for review and approval;
5.	A Floodplain Development Permit shall be obtained prior to issuance of a building permit;
6.	The proposed Action Plan shall be implemented and complaints addressed in a timely manner;
7.	All applicable provisions of the adopted International Fire Code shall continually be met;
8.	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 Initial Planned Development Overlay or a subsequent Final Planned Development Overlay;
9.	An approach permit shall be obtained from the Pennington County Highway Department for any additional access points along S. Valley Drive;
10.	An Air Quality Permit shall be obtained prior to disturbance of 1 acre or more of soil;
11.	Prior to submittal of Final Planned Development Overlay application, the applicant shall submit all documentation related to the private road on the south lot line of the subject property.
13.	All signage shall meet the requirements of the Rapid City Sign Code. Any proposed electronic or Light Emitting Diode (LED) signage shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for any new signs; and,
14.	The Initial Planned Development shall allow for up to 42 mobile home spaces in accordance with the site plan submitted. Any expansion beyond 42 mobile home spaces shall require the review and approval of a Major Amendment to the Planned Development Overlay. 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.