



Rapid City Planning Commission Planned Development Project Report

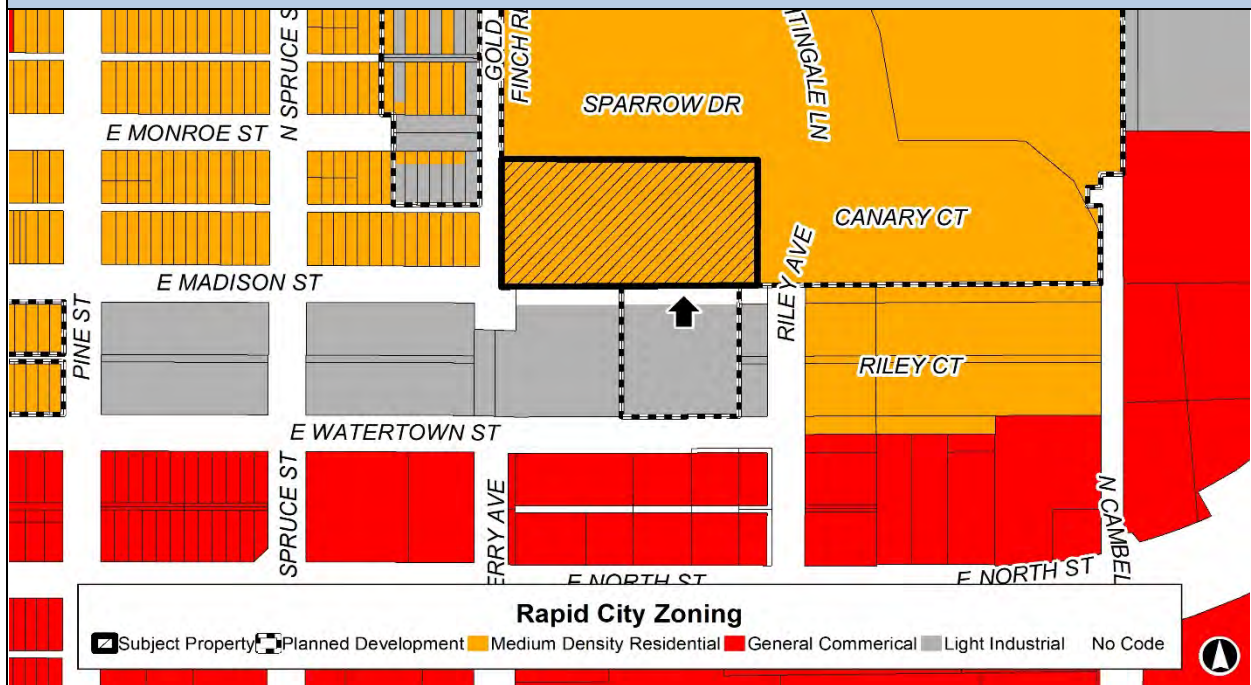
March 9, 2023

Item #5	
Applicant Request(s)	
Case #23PD005 – Final Planned Development Overlay to expand a mobile home park community	
Companion Case(s): N/A	
Development Review Team Recommendation(s)	
Staff recommends that the Final Planned Development Overlay be approved with the stipulations noted at the end of the report.	
Project Summary Brief	
<p>The applicant has submitted a Final Planned Development Overlay to allow a 16-unit expansion to the Meadowlark Mobile Home Estates. The original 145-unit mobile home park was approved in 1972 and has expanded multiple times since. The park currently has 405 units. The most recent expansion was approved in 2013 and identified development occurring in three separate phases. This application is to finalize phase three of that expansion plan. Once completed, the mobile home park will have 421 total units. The management office for this park is located southeast of the intersection of Meadowlark Road and Pheasant Drive.</p> <p>The subject property is located directly west of the terminus of Canary Court and contains 6.51 acres of vacant land zoned Medium Density Residential District with a Planned Development Overlay. The 16 mobile home spaces proposed will be accessed by the extension of Canary Court and are conceptually shown ranging from approximately 5,000 square feet to 16,000 square feet in size.</p> <p>In 2013, the Planning Commission approved an Initial Planned Development Overlay (#13PD057) to allow for a mobile home park expansion of 17 units on this property. As part of that approval, it was stipulated that a Developmental Lot Agreement be recorded between the subject property and adjacent lots in the Meadowlark Subdivision. The Developmental Lot Agreement was recorded in 2014 and subsequently eliminates the setback requirements on the north and east lot lines of this property.</p>	
Applicant Information	
Applicant:	Northwestern Engineering Company
Property Owner:	Northwestern Engineering Company
Project Planner:	FMG Engineering
Engineer:	FMG Engineering
Surveyor:	FMG Engineering
Other:	N/A
Development Review Team Contacts	
Planner:	Tanner Halonen
Engineer:	Emily Fisher
Fire District:	Chip Premus
School District:	Kumar Veluswamy
Water/Sewer:	Emily Fisher
DOT:	Mike Carlson
Subject Property Information	
Address/Location	West of the terminus of Canary Court
Neighborhood	North Rapid
Subdivision	S31, T2N, R8E
Land Area	6.51 Acres
Existing Buildings	Vacant
Topography	Varies
Access	West Canary Court
Water / Sewer	Private
Electric/Gas Provider	BHP/MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR-PD	UN	Vacant
Adjacent North	MDR-PD	UN	Mobile homes
Adjacent East	MDR-PD	UN	Mobile homes
Adjacent West	MDR LI-PD	UN LI	Vacant Towing company
Adjacent South	LI LI-PD	LI	Multi-tenant building Mini-warehouses

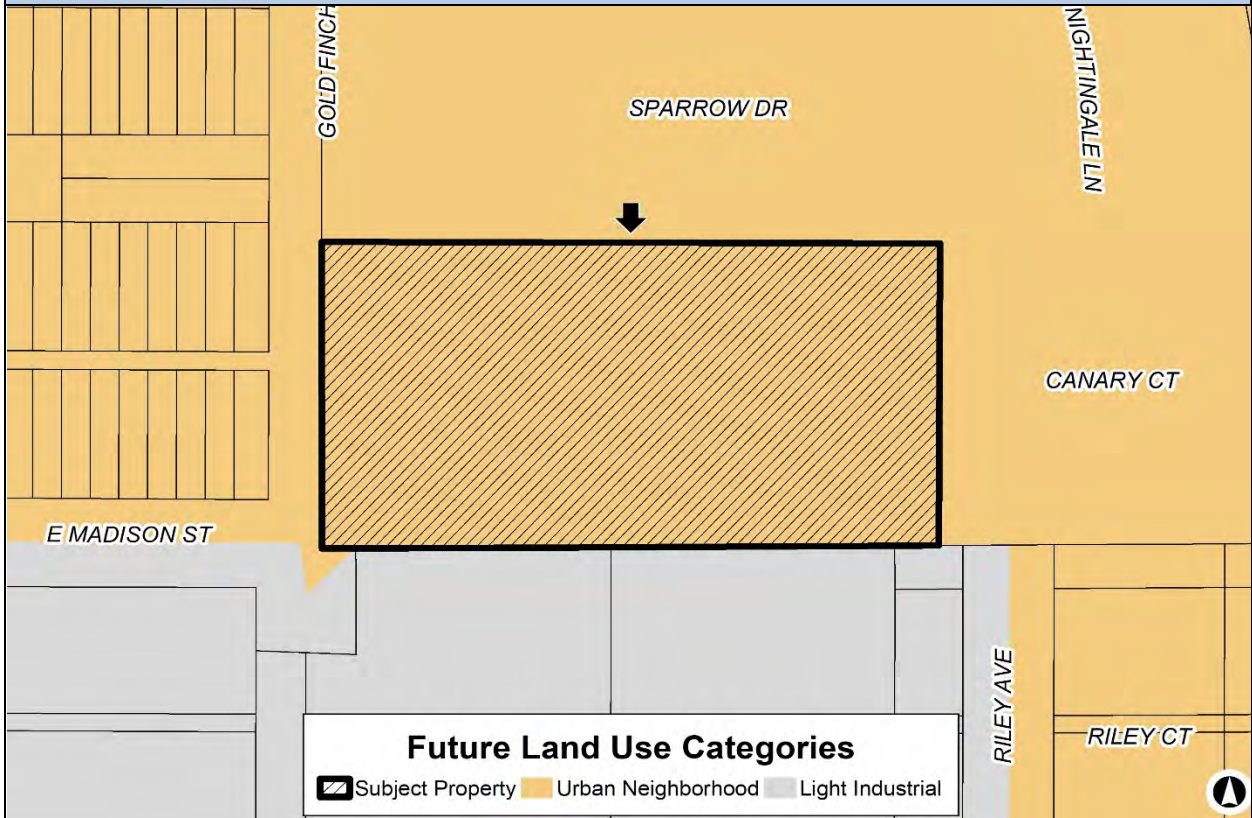
Zoning Map



Existing Land Uses



Comprehensive Plan Future Land Use



Parks or Transportation Plan



Relevant Case History			
Case/File#	Date	Request	Action
UR41	09/19/1972	Use on Review to allow a mobile home park	Approved
UR120	07/05/1974	Use on Review to build and operate an addition to the Meadowlark Mobile Home Estates	Approved
UR147	04/07/1975	Use on Review to allow an additional phase of the Meadowlark Mobile Home Estates	Approved
UR536	02/06/1984	Use on Review to expand the boundaries of the Meadowlark Mobile Home Estates	Approved
UR592	02/12/1985	Use on Review to allow for the expansion of Meadowlark Mobile Home Park	Approved
UR1005	04/01/1991	Use on Review to allow for the expansion of an existing mobile home park	Approved
UR1549	02/03/1997	Major Amendment to a Use on Review to allow the expansion of a mobile home park	Approved
UR1558	03/03/1997	Major Amendment to a Use on Review to allow the expansion of a mobile home park by three lots	Approved
01UR050	01/07/2002	Major Amendment to a Use on Review to allow the expansion of a mobile home park in the Medium Density Residential District	Approved with stipulations
02UR003	04/04/2002	Conditional Use Permit to allow the expansion of a mobile home park	Approved with stipulations
13PD036	01/09/2014	Final Planned Development Overlay to allow for the expansion of an existing mobile home park	Approved with stipulations
13PD037	10/10/2013	Initial Planned Development Overlay to allow for the expansion of an existing mobile home park	Approved with stipulations

Relevant Zoning District Regulations		
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Medium Density Residential District	Required	Proposed
Lot Area	48,000 square feet	+/- 146,362 square feet
Lot Frontage	25 feet abutting a public street	> 25 feet abutting a public street
Maximum Building Heights	30 feet	Reviewed at the time of Building Permit
Lot Area	48,000 square feet	146,362 square feet
Minimum Building Setback:		
• W Front	25 feet	34 feet
• E Rear	None	31 feet
• N Side	None	15 feet
• S Side	8 feet	39 feet
Minimum Landscape Requirements:		
• # of landscape points	Reviewed at the time of Building Permit	Approx. 120,800
• # of landscape islands	Not required	None
Minimum Parking Requirements:		
• # of parking spaces	36	36
• # of ADA spaces	Not required	None
Signage	Pursuant to 17.50.080	None
Fencing	Pursuant to 17.50.340	None

Relevant Clearance Regulations		
	Required	Proposed


Front clearance from interior park road edge:	5 feet	15 feet
Side clearance from any manufactured home and any enclosed appurtenances to any other manufactured home and any enclosed appurtenances:	20 feet	20 feet
End clearance from any manufactured home and any enclosed appurtenances to any other manufactured home and any enclosed appurtenances:	10 feet	> 10 feet
Deck to any other deck on a separate manufactured home space:	5 feet	Reviewed at the time of Building Permit
Carport to adjacent deck on a separate manufactured home space:	5 feet	Reviewed at the time of Building Permit
Carport to adjacent carport on a separate manufactured home space:	5 feet	Reviewed at the time of Building Permit
Carport or deck to manufactured home on the same manufactured home space:	0 feet	Reviewed at the time of Building Permit
Carport to manufactured home on a separate manufactured home space:	10 feet	Reviewed at the time of Building Permit
Shed or playhouse to any other shed or playhouse on a separate manufactured home space:	5 feet	Reviewed at the time of Building Permit

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:	There are no unique conditions in question for this particular piece of property due to the size, shape, or topography.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	The Final Planned Development Overlay allows the City to review the compatibility of the proposed land use with adjacent development.
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:	No Exceptions are being requested as part of this application.
4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:	A review of the proposed project through a Planned Development Overlay serves as a land-use tool to review the compatibility of the project with surrounding land uses. The Planned Development process to allow a mobile home park on the property does not deprive the applicant of the rights that others in the same district are allowed.
5. Any adverse impacts will be reasonably mitigated:	<p>The stipulations of approval of the Final Planned Development Overlay will serve to reasonably mitigate any adverse impacts.</p> <p><u>Mobile Home Spaces:</u> The applicant is proposing 16 mobile home spaces that range approximately from 5,000 square feet to 16,000 square feet in size. The conceptual placement of the units were reviewed for compliance with the applicable development standards listed in Section</p>

	<p>17.12.050 of the Rapid City Municipal Code and clearance requirements listed in Section 15.40.080 of the Code. The site plan submitted identifies that the placement of the units is in compliance with the zoning and clearance regulations.</p> <p><u>Open Space:</u> There are no open space requirements for mobile home parks however; the submitted site plan identifies that the applicant is providing approximately 0.32 acres of open space in the southwest corner of the property.</p> <p><u>Landscaping:</u> The applicant states in their letter of intent that all areas not covered by pavement or structures will be turfed and each unit will have a minimum of one tree that will be at least medium in size. Tree types will vary to provide a reasonable mix of deciduous and evergreen tree species.</p> <p><u>Lighting:</u> The applicant states in their letter of intent that each unit will be provided with a minimum of one post-mounted private yard light.</p> <p><u>Parking:</u> As per Chapter 17.50.110.2 of the Rapid City Municipal Code, mobile home parks require two parking spaces per manufactured home for the use of residents plus one parking space per four manufactured homes for the use of guests. This application requires that a minimum of 36 parking spaces be provided, 32 of which are for the use of the residents and four common spaces for the use of guests. The site plan submitted identifies that 36 parking spaces are being provided, a two-car parking pad will be provided in the front yard of each unit for the use of residents and a two-car guest parking pad will be provided in the northwest and southeast portions of the property. The parking is designed in compliance with the Parking Regulations.</p> <p><u>Water/Sewer:</u> There is an existing private sewer main on the property and an eight-inch private water main will be constructed to serve the proposed development.</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>No Exceptions are being requested as part of this application.</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

 **A Balanced Pattern of Growth**

BPG-3.2A:	Mix of Housing Types: The mobile home park expansion supports the goal of encouraging a range of housing types, sizes, prices, and densities within individual neighborhoods.
	A Vibrant, Livable Community
N/A	
	A Safe, Healthy, Inclusive, and Skilled Community
N/A	
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: The property is located north of East North Street which is classified as a Principal Arterial Street on the City's Major Street Plan.
	Economic Stability and Growth
EC-1.2A	Housing Stock: This application supports the goal of maintaining diverse housing options close to employment areas and encourages infill development and redevelopment.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: 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.

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 supports the goal of encouraging a variety of housing types particularly within the Urban Neighborhoods.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	North Rapid
Neighborhood Goal/Policy:	
NR-NA1.1A	Residential Neighborhoods: The mobile home park expansion supports the goal of encouraging reinvestment in the North Rapid Neighborhood.

Findings	
Staff has reviewed the Final Planned Development Overlay 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.	

Planning Commission Recommendation and Stipulations of Approval
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Staff recommends approval of the Final Planned Development Overlay to expand a mobile home park community with the following stipulations:	
1.	Prior to the submittal of a Building Permit, the applicant shall revise the site plan to change the roadway name west of Nightingale Lane to West Canary Court;
2.	Upon submittal of a Building Permit, the applicant shall provide an easement for public sewer main and manhole;
3.	A minimum of 36 parking spaces shall be provided, four of the spaces shall be for the use of guests. Parking shall be designed in compliance with the City's Parking Regulations; and,
4.	The Final Planned Development Overlay shall allow for a 16-unit expansion to the existing mobile home park. Any change in use or expansion of use permitted in the Medium Density Residential District shall require the review and approval of a Building Permit. Any change in use or expansion of 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 Overlay.



Rapid City Community Planning & Development Services

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 # 23PD005	Final Planned Development Overlay to expand a mobile home park community
Companion Case(s)	N/A
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2.	An Air Quality Construction Permit shall be obtained prior to any surface disturbance of one acre or more;
3.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
4.	All requirements of the currently adopted Landscaping Regulations shall be met;
5.	All requirements of the currently adopted Building Code shall be met;
6.	ADA accessibility shall be provided throughout the structure and site as necessary;
7.	All construction plans shall be signed and stamped by a registered professional pursuant to South Dakota Codified Law 36-16A;
8.	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 Amendment;
9.	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;
10.	All signage shall continually conform to the Sign Code. 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,
11.	All applicable provisions of the adopted International Fire Code shall continually be met.