



Rapid City Planning Commission

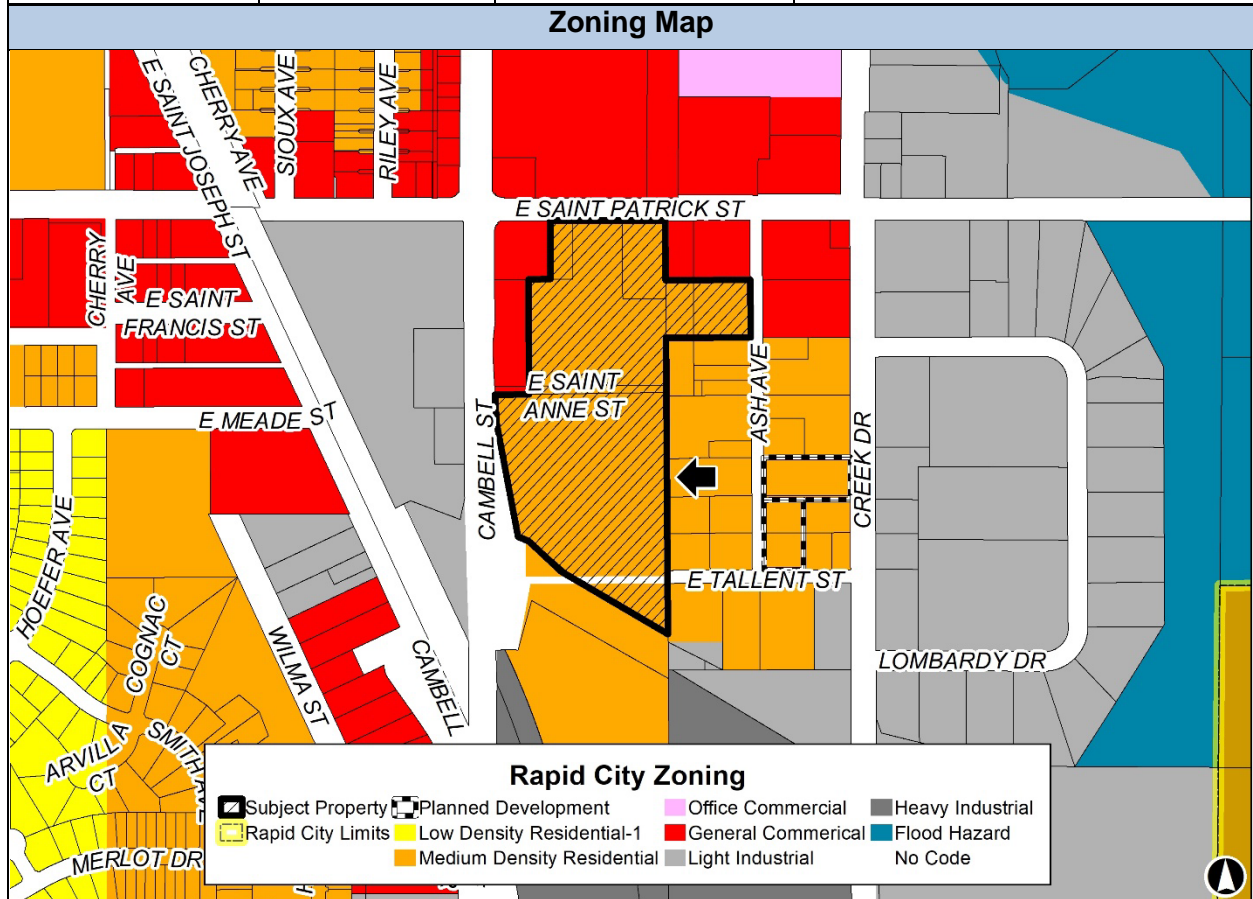
Planned Development Overlay Project Report

February 22, 2024

Item #2			
Applicant Request(s)			
Case #23PD024 – Final Planned Development Overlay to allow a mobile home park			
Companion Case(s) – 23RZ016			
Development Review Team Recommendation(s)			
Staff recommends that the Final Planned Development Overlay be approved with the stipulations noted below.			
Project Summary Brief			
<p>Update 02/13/2024: This application was approved by the Planning Commission on October 5, 2023. It was recently discovered that seven property owners within the required notification radius inadvertently were not notified of the application. This application has been placed on this Planning Commission for reconsideration to allow for the required notification. Construction has not started on this project. Please note, that no other part of this Project Report has been revised.</p> <p>The applicant has submitted a Final Planned Development Overlay to allow a mobile home park on 1909 Ash Avenue, 1915 Ash Avenue, and 1515 East Saint Patrick Street. The properties addressed as 1909 and 1915 Ash Avenue are zoned General Commercial District and are each currently developed with a single-family dwelling. The properties addressed as 1515 East Saint Patrick Street are zoned Medium Density Residential District and are currently developed with 150 mobile homes, a single-family dwelling, a leasing office, and a maintenance shop. The applicant has submitted a Rezone Request (#23RZ016) in conjunction with this application to rezone 1909 and 1915 Ash Avenue to Medium Density Residential District. Prior to the submittal of a Building Permit application on 1909 and 1915 Ash Avenue, these properties must be rezoned to Medium Density Residential District. Mobile home parks are considered a Conditional Use in the Medium Density Residential District.</p> <p>The mobile home park was developed in 1962 and pre-dates the current 1968 Zoning Ordinance. There are a number of legal-non conforming conditions due to the age of the park including but not limited to the separation between the units, property line setbacks, and landscaping. This application is intended to bring the existing mobile home park into compliance with the Rapid City Municipal Code. The proposed development includes revisions to the mobile home spacing and layout, a decrease in the number of mobile home spaces from 150 to 102, removal of the single-family dwelling on 1909 Ash Avenue, an expansion of the park into 1909 and 1915 Ash Avenue, an alignment of the interior road extending through 1909 and 1915 Ash Avenue with the interior road on 1515 East Saint Patrick Street, the construction of a new interior road in the northwest corner of 1515 East Saint Patrick Street, and new striped parking and landscaping. The mobile home spaces proposed will range from 2,880 square feet to 3,240 square feet in size and the units are conceptually shown on the site plan ranging from 1,120 square feet to 1,280 square feet in size. The applicant has indicated that as the existing tenants move out, the mobile home spaces will be brought into compliance. A Phasing Plan was submitted with this application showing that the proposed development will be completed in 20 Phases. Prior to the approval of a Building Permit application in any phase, the applicant must enter into a Developmental Lot Agreement to allow a shared management office and service buildings and to allow shared water mains, access, parking, and landscaping between 1909 Ash Avenue, 1915 Ash Avenue, and 1515 East Saint Patrick Street. No Exceptions are being requested as part of this Final Planned Development Overlay.</p> <p>On January 27, 1999, City Council approved a Conditional Use Permit (File #98UR024) to allow a Recreational Vehicle Park on 1909 and 1915 Ash Avenue. The single-family dwellings on these properties were previously a manager's office and a laundry building for this travel park.</p>			
Applicant Information		Development Review Team Contacts	
Applicant:	Hermanson Egge Engineering	Planner:	Tanner Halonen
Property Owner:	SDRC Silver Leaf MHP LLC	Engineer:	Dan Kools

Project Planner:	Hermanson Egge Engineering	Fire District:	Chip Premus
Architect:	None	School District:	Kumar Veluswamy
Engineer:	Hermanson Egge Engineering	Water/Sewer:	Dan Kools
Surveyor:	Hermanson Egge Engineering	DOT:	Brandon Soulek
Subject Property Information			
Address/Location	1909 Ash Avenue, 1915 Ash Avenue, and 1515 E Saint Patrick Street		
Neighborhood	Southeast Connector		
Subdivision	Herringbone Subdivision and Herringbone Subdivision #2		
Land Area	17.09 acres or 744,550 square feet		
Existing Buildings	Mobile homes, single-family dwellings, office building, shop, and shed		
Topography	Varies		
Access	East Saint Patrick Street, East Saint Anne Street, and Ash Street		
Water / Sewer	City of Rapid City		
Electric/Gas Provider	BHE/MDU		
Floodplain	None		

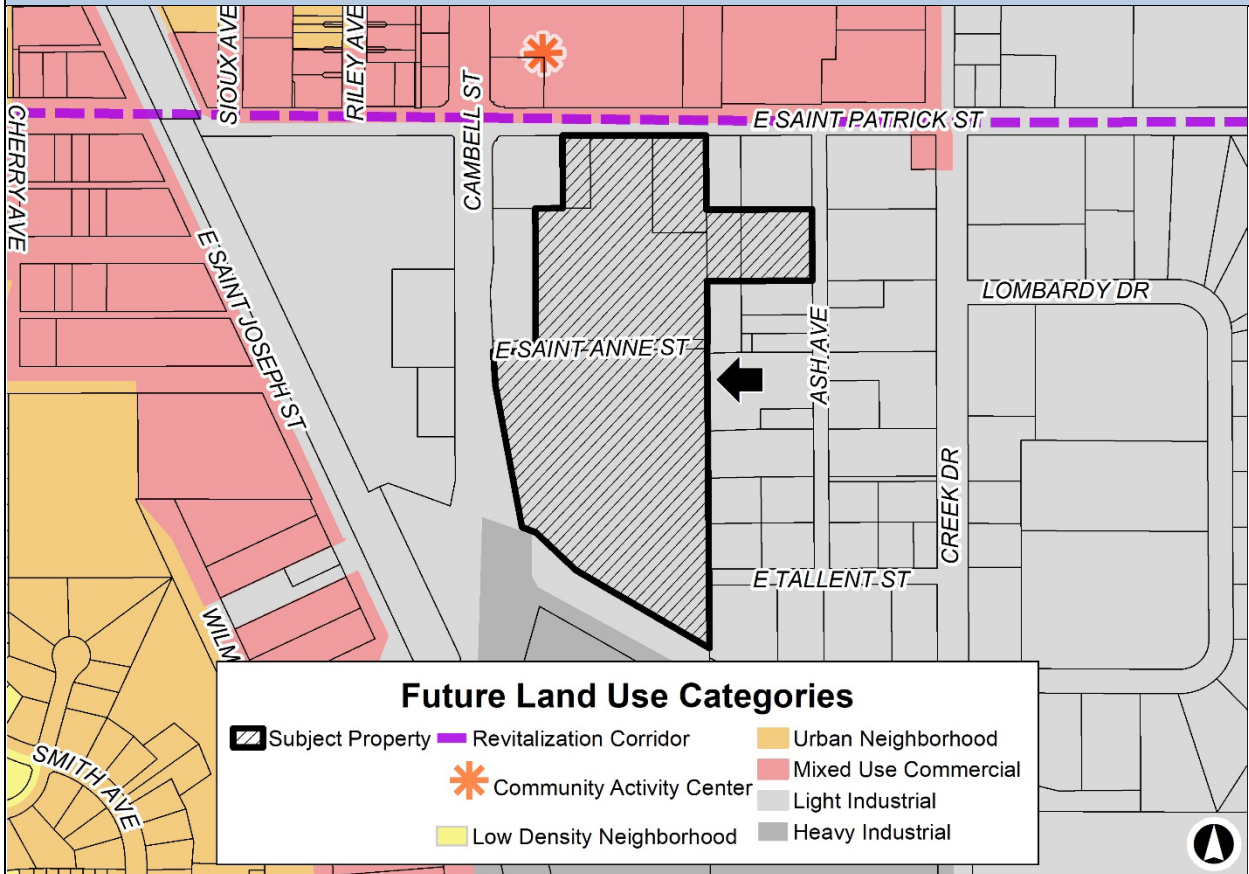
Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	MDR GC	LI LI	Mobile home park Single-family dwellings
Adjacent North	GC	MUC	Supermarket
Adjacent South	MDR	HI	Undeveloped
Adjacent East	LI	LI	Warehouse
Adjacent West	GC	LI	Gas Station

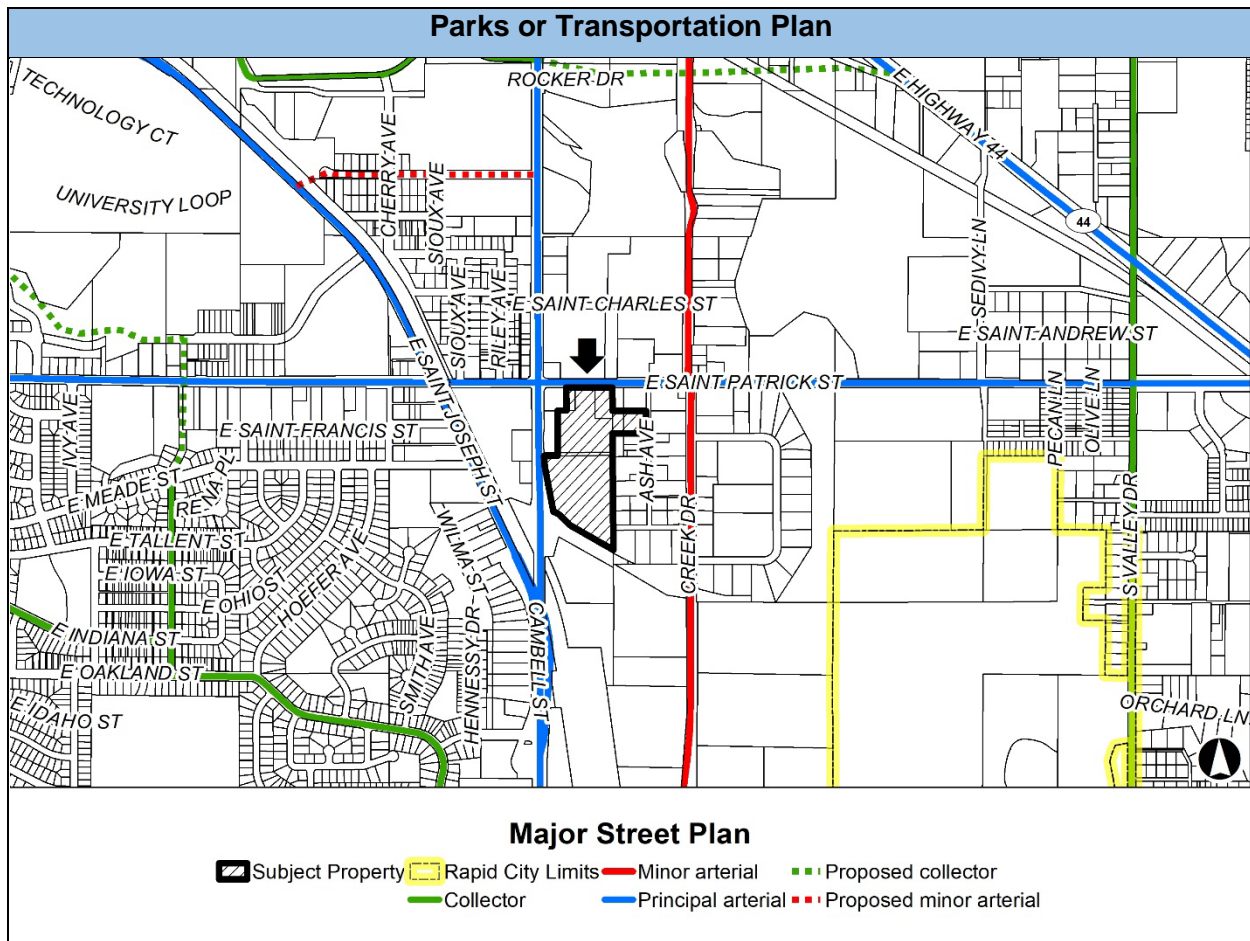


Existing Land Uses



Comprehensive Plan Future Land Use





Relevant Case History			
Case/File#	Date	Request	Action
98UR024	07/28/1998	Use on Review to allow a Recreational Vehicle Park in the General Commercial Zoning District	Approved with stipulations

Relevant Zoning District Regulations		
Medium Density Residential District	Required	Proposed
Lot Area	7.03 acres or 306,000 square feet	17.09 acres or 744,550 square feet
Lot Frontage	25 feet abutting a street	> 25 feet abutting a street
Maximum Building Height:	30 feet	20 feet
Maximum Density	30%	18%
Minimum Building Setback:		
• N Front	35 feet	+/- 35.3 feet
• E Front	35 feet	35 feet
• W Front	35 feet	+/- 35.5 feet
• Side	8 feet	> 8 feet
• S Rear	25 feet	> 25 feet
Minimum Landscape Requirements:		
# of landscape points	610,894	611,250
• # of landscape islands	None	Not required with this application

<ul style="list-style-type: none"> Minimum Open Space Requirement: 	None	Not required with this application
Minimum Parking Requirements:		
# of parking spaces	241	250
<ul style="list-style-type: none"> # of ADA spaces 	1	1
<ul style="list-style-type: none"> Signage 	As per RCMC Chapter 17.50.100	Existing monument signs
Fencing	As per RCMC Chapter 17.50.340	Existing chain-link







Relevant Clearance Regulations		
	Required	Proposed
Front clearance from interior park road edge:	5 feet	5 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	12 feet
Carport to adjacent deck on a separate manufactured home space:	5 feet	None proposed
Carport to adjacent carport on a separate manufactured home space:	5 feet	None proposed
Carport or deck to manufactured home on the same manufactured home space:	0 feet	None proposed
Carport to manufactured home on a separate manufactured home space:	10 feet	None proposed
Shed or playhouse to any other shed or playhouse on a separate manufactured home space:	5 feet	None proposed

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 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:	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 Zoning Exceptions are being requested as part of this application. The proposed development complies with all land area regulations.
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 the surrounding land uses. The Planned Development process to allow a mobile home park on the properties 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 102 mobile home spaces that will range from 2,880 square feet to 3,240 square feet in size. The units are conceptually shown on the site plan ranging from 1,120 square feet to 1,280 square feet in size. The placement of the units were reviewed for compliance with the applicable development standards listed in §17.12.050 of the Rapid City Municipal Code and the clearance requirements listed in §15.04.080 of the Code. The site layout is in compliance with the zoning and clearance regulations.</p> <p><u>Landscaping:</u> The proposed development requires 610,894 landscaping points and 611,250 landscaping points have been provided. The landscaping points are being provided by 26 large trees, 92 medium trees, 480 linear feet of hedges, and 45,125 square yards of grass. The trees will be planted around the perimeter of the development site. The timing of landscaping will follow the phasing plan. There are a number of areas in the park where the proposed landscaping will conflict with the existing units and therefore will not be able to be completed until the layout for that phase has been fully revised. Prior to the approval of a Building Permit application that completes a phase, the phase must be landscaped in accordance with the approved landscaping plan and phasing plan. The landscaping provided exceeds the minimum requirements and is designed in accordance with the Landscaping Regulations.</p> <p><u>Parking:</u> Mobile homes 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 241 parking spaces be provided 204 of which must be for the use of residents and 26 of which must be for the use of guests. The site plan submitted identifies that 250 parking spaces are being provided, 204 of which are for the use of residents and 33 of which are for the use of guests. Each mobile home space will have a two-car parking pad for the residents and the common spaces will be distributed throughout the park. Three of the parking spaces provided will be used for the maintenance shop, four spaces will be used for the existing single-family homes, and six spaces will be used for the leasing office. The provided parking is designed in compliance with the Parking Regulations.</p> <p><u>Lighting:</u> The existing street lighting and porch lighting will serve as the security lighting in the park.</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	<p>The site plan identifies that the interior road extending through 1909 and 1915 Ash Avenue will be corrected to align with the interior road on 1515 East Saint Patrick Street. These streets will be aligned by a 90-degree turn. The applicant should be apprised that 'no street parking' signs must be installed along the proposed curve of the interior</p>

sought to be modified:	<p>roadway to ensure unobstructed ingress and egress for emergency vehicles</p> <p>The applicant should be apprised that the water services must comply with §13.08.430 of the Rapid City Municipal Code.</p>
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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: This application is a redevelopment of an existing mobile home park and supports the goal of encouraging a range of housing types, sizes, prices, and densities throughout the community.
 A Vibrant, Livable Community	
LC-2.1F:	Phased Development: A phasing plan was submitted with this application which supports the goal of establishing phasing plans for larger developments to address the timing of infrastructure improvements and amenities.
 A Safe, Healthy, Inclusive, and Skilled Community	
N/A	
 Efficient Transportation and Infrastructure Systems	
T1-2.1A	Major Street Plan Integration: East Saint Patrick Street is located north of the properties and is classified as a Principal Arterial Street on the City's Major Street Plan.
 Economic Stability and Growth	
N/A	
 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 be 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):	Light Industrial
Design Standards:	

N/A	
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Comprehensive Plan Conformance – Neighborhood Area Policies Chapter	
Neighborhood:	Southeast Connector
Neighborhood Goal/Policy:	
SEC-NA1.1C	Reinvestment Corridor: The proposed development supports the goal of emphasizing reinvestment and redevelopment along the Saint Patrick Street corridor.

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	
Staff recommends approval of the Final Planned Development Overlay to allow a mobile home park with the following stipulations:	
1.	Prior to the submittal of a Building Permit application in Phase One, 1909 and 1915 Ash Avenue shall be rezoned to Medium Density Residential District;
2.	Prior to the approval of a Building Permit application in any phase, the applicant shall enter into a Developmental Lot Agreement to allow a shared management office and service buildings, and to allow shared water mains, access, parking, and landscaping between 1909 Ash Avenue, 1915 Ash Avenue, and 1515 East Saint Patrick Street;
3.	Prior to the approval of a Building Permit application that completes a phase, the phase shall be landscaped in accordance with the approved landscaping plan and phasing plan;
4.	Prior to the approval of a Building Permit application in Phase Three, the parking for the maintenance shop shall be striped in accordance with the approved site plan;
5.	Prior to the approval of a Building Permit application in Phase Nine, the parking for the leasing office shall be striped in accordance with the approved site plan; and,
6.	The Final Planned Development Overlay shall allow for a mobile home park. Any change of use or expansion of use permitted in the Medium Density Residential District and in compliance with the Parking Regulations shall require the review and approval of a Building Permit. Any change of 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 # 23PD024	Final Planned Development Overlay to allow a mobile home park
Companion Case(s)	23RZ016
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 Building Code shall be met;
5.	ADA accessibility shall be provided throughout the structure and site as necessary;
6.	All construction plans shall be signed and stamped by a registered professional pursuant to South Dakota Codified Law 36-16A;
7.	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;
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;
9.	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,
10.	All applicable provisions of the adopted International Fire Code shall continually be met.