Case No. 19PD003

Legal Description:

Lot 1 thru 8 and 19 thru 28 of Block 3 of Feigels Addition, located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
January 24, 2019

Ken Young – Director
Community Development
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Planned Development Application
Sunshine Mobile Home Park
614 E Watertown Street, Rapid City, SD

Director Young:

On behalf of owner JB Holdings LLC (Jamie Loftus and Ben Folsland – Members) we are submitting a request for Final Planned Development to allow a mobile home park as a Conditional Use in an MDR zoning district. The proposed development includes a tri-plex and 14 unit mobile home park located on Lots 1 – 8 and 19 – 28 of Block 3 of Feigels Addition.

JB Holdings recently purchased this property and it is their intention to remove the existing mobile home units (most of which are in poor condition) and replace them with new HUD units.

The existing mobile home park has been in place and use for many years. There are currently 16 mobile home units on this site plus a stick-built residence that has been converted to a 3 unit rental (tri-plex). Unfortunately the existing layout does not meet most of the current development requirements for a mobile home park. There are 4 units and a car-port that actually encroach into East Watertown Street right-of-way. Overall site density is at 2,833 sf per unit, there is no management office, paved on-site parking requirements are not being met, appropriate building setbacks are not provided and the separation between units does not meet current code.

It has been a challenge for the owners to find replacement units that will still meet HUD and affordable housing guidelines and to arrange the site such that it will provide compliance with current ordinances and development requirements. After a great deal of deliberation and meeting with City staff members we are submitting the attached development plans, which consist of the following:
1. 14 new HUD (1 bedroom) mobile home units and renovations for the tri-plex unit.
   a. The new single bedroom (single story) HUD units are 429 sf (13' 4" x 32') per the attached layout and photos.
   b. Units will meet HUD affordable housing guidelines and the target residents will be low income singles, couples and veterans.

2. Total site density will be 17 units and an overall site density of 3,166 sf per unit will be provided.

3. An existing 18' x 24' storage building will be converted to an on-site office.

4. Minimum front (street) building setbacks of 20' will be provided for all new units.

5. The existing tri-plex and proposed office will remain as legal non-conforming structures with the provision that the portion of the tri-plex that currently encroaches into the Alley right-of-way be removed.

6. Minimum clearances of 20' (side to side) will be provided between the mobile homes.

7. 39 paved on-site parking spaces will be provided (2/unit + 5 guest/office spaces).

8. An on-site storage building will be provided and each mobile home will have an 80 sf unit for use by the tenant.

9. The development will be constructed in 3 phases:
   a. Phase I (2019) will consist of renovation of the tri-plex and removal/replacement of the southerly units. The tri-plex will serve as transitional housing during the removal/replacement and in order to reduce or eliminate displacement of current residents.
   b. Phase II (2020) will consist of asphalt pavement of the Alley right-of-way.
   c. Phase III (2020 – 2021) will consist of the removal/replacement of the northerly units.

10. Modified property line public sidewalks will be installed per the above phasing schedule.

11. A site sign will be provided at the southeast corner of the development – as required by HUD guidelines and per the attached exhibit. The sign will not exceed 4' in height x 8' in width (32 sf).

12. 4' chain-link fencing as indicated on the site plan will be provided along the perimeter property lines.

13. Landscaping nodes will be provided at the northeast and southeast corners of the site to enhance the aesthetics of the mobile home park.

14. The proposed HUD mobile homes are single story units (8' sidewalls plus roof truss). The existing tri-plex is 2 stories (16' – 20' sidewalls plus roof truss).
Per the attached site plans, the proposed development will provide the following improvements:

A. Remove existing sub-standard housing and provide 14 new, clean, safe, and efficient affordable housing units with renovations and improvement to 3 additional existing units (tri-plex).
B. The single bedroom units will meet an existing need in affordable housing in the Rapid City community.
C. Overall site density requirement will be met.
D. The separation between units will meet current code requirements and will provide better/safer separation from the street (pedestrian and vehicle traffic) as well as more open space and light between the units.
E. The overall impervious area of the site will be reduced from 55% to 44% (including driveway transitions within the right-of-way and the Alley paving).
F. With approval of certain exceptions (submitted in conjunction with this PD request) the owners can provide better utility service connections – including individual water meters for each unit.
G. Adequate on-site paved parking will be provided.
H. The Alley will be paved.
I. Public sidewalks will be provided.
J. Utility services can be upgraded for each of the units and fire protection can be provided to the tri-plex.

We believe that the proposed development represents a significant improvement and enhancement over the existing site conditions and will provide measurable quality of life improvements for the residents of this mobile home park.

On behalf of JB Holdings we respectfully submit this application for Final Planned Development and ask for your support of this new mobile home park.

Sincerely,
FI8K LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Finck
President

jff
encl