Case No. 20PD012

**Legal Description:**

Lot 1 of Block 2 of Shepherd Hills West Subdivision, located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
March 13, 2020

Ms. Vicki Fisher
Current Planning Division Manager
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Initial-Final Planned Development – Shepherds Meadow Mobile Home Community
Shepherd Hills Subdivision, Rapid City, South Dakota

Dear Ms. Fisher:

TPH, LLC is developing property located south of the quickly growing E. North Street Corridor known as the Shepherd Hills Subdivision. The development’s location and access to several major road corridors that connect to Rapid City’s major employment providers, shopping centers and downtown make it an excellent location for a mixed use subdivision. The goals of the subdivision are:

1. Provide for a mixture of diversified, affordable, and safe housing which includes multi-family and single family dwelling units that will appeal to a wide market and variety of price points.
2. To explore new trends and innovations in the housing market such as tiny home and garden home developments
3. Expand the City of Rapid City’s Major Street Network to create improved access from residential areas to the south and east to the major shopping centers, employment centers and downtown.
4. Utilize the site’s unique location to encourage the continuation of infill development and limit the continued expansion of City utilities on the outskirts of town and 3-mile jurisdictional area.
5. Allow excellent access to major retail and office facilities where residents can work, shop and play
6. Provide Common areas which may include walking trails and dedicated open spaces to provide a higher standard of living and encourage a healthy lifestyle.
7. Provide the needed volume of housing options for a growing city and expanding Air Force Base.

The first phases of the subdivision are currently being completed with additional residential phases to begin this spring. Grading is progressing on the nearby Tallgrass Apartment Complex and on the Mobile Home Site itself.

The intent of this planned development is to present the proposed Shepherd’s Meadow Mobile Home Community (MHC) to the Rapid City Planning Commission for consideration. The Mobile Home Community is being proposed by TPH, LLC – whom have established the goal of providing a Class A Mobile Home
Community to fulfill a much-needed housing component within in Rapid City. The MHC will be limited to residents only 55 and older. It will also require only new and recent year mobile homes within the community. The MHC will also provide for all of the resident’s outdoor care needs – including lawn care and snow removal.

The project includes the construction of 118 mobile home pads with full utility access and covered parking pads. The entire site is being graded to provide safe and easy access to each site with level walking paths and parking spaces in addition to being carefully located on the site to maximize world class views of the Black Hills and Downtown Rapid City and to minimize their impact on the surrounding development.

Please find the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for an Initial-Final Planned Development for the proposed Shepherds Meadow Mobile Home Community project at Shepherd Hills in Rapid City, South Dakota.

Included with this submittal are:

1. Application
2. Vicinity Map
3. Construction Plans
4. Design Report
5. Geotechnical Report
6. Site Plan

Project Background:
The proposed MHC project development will consist of 118 fully developed mobile home pads with covered parking spaces and a leasing office/clubhouse. The development will provide many amenities including pedestrian paths, landscaped community greenways, dog parks, usable outdoor spaces and access to future subdivision wide walking paths and greenspace amenities. The office will provide space for management of the MHC. The MHC development will provide new, modern, safe, age restricted living in one of Rapid City’s newest and most exciting subdivisions.

Mobile Home Park Maintenance:
All snow removal and interior park maintenance will be performed by the parks ownership. This includes snow removal on the private streets, sidewalks, lawn care, mowing and general park upkeep.

Building Use and Zoning:
See attached site plan. The applicant is requesting that 116 mobile home units and the accessory office be permitted with the Initial-Final Planned Development. The site will be constructed in 1 phases per the plan submitted with this application.

The property is currently zoned Mobile Home Residential District (MHR).

Parking Requirements:
See attached site layout. Per the Rapid City Zoning Code, a total of 266 mobile home parking spaces are required; 236 mobile home spaces and 30 overflow spaces. The proposed site plan provides a total of 289
parking spaces; 236 covered mobile home parking spaces (2 per mobile home) and 53 overflow parking exceeding the zoning code.

The site and proposed uses are consistent with the assumptions found in the Traffic Impact Analysis prepared for this area by the City of Rapid City.

**Traffic and Access:**
See attached site layout. The proposed site is located near the proposed intersection of Anamosa Street (Arterial) and East Philadelphia St. (collector). Several of Rapid City's most important and well-built transportation corridors are located and are immediately accessible from this development.

24’ wide interior private roads serve as access to the entire development. This is greater than the minimum 20’ required in section 15.48 of RCMC. The interior streets will be posted at 15 mph to improve overall safety within the development for both pedestrians and motorists.

Each mobile home will be provided with a paved driveway and two parking spots. The driveways will require that the motorist back out from there parking spaces onto the private access road similar to a normal off-street parking lot. The street speed is set at 15MPH to allow motorist traveling the private street with adequate reaction times to vehicles leaving their driveways. Similarly, the mobile home units will be set back a min. of 5’ from the access road per the setbacks allowed in section 15.48 of the RCMC. A turning exhibit is attached to demonstrate the parking movements and turning radius are limited to one lane of traffic with similar backing up site lines that you would find in a full parking lot with diagonal parking. Finally, the private streets are oversized by 4’ from min. required to allow additional room for traffic maneuvering.

**Storage:**
See attached site layout. Each mobile home will have a covered carport installed over a hard surfaced pad for the purpose of parking two vehicles. The carport is 26’x18’, the front 6’ of the carport contains an enclosed storage area that measures 14’x6’ and an open area that measures 4’x6’ that can also be utilized as storage area. A total of 108sq.ft per unit is available for storage.

**Sanitary Sewer, Water, and Storm Water:**
Sanitary Sewer Mains, Water Mains and Storm Water will all be constructed to the site. The storm water will be directed off-site to regional detention facility that will be sized to accommodate the development. See attached detailed construction plans and design reports.

**Use Intensity:**
The size of the lot is 19.37 +/- acres. This allows for 7,150 SF per mobile home unit – in excess of the 6,500 sq. ft required by zoning code.

The proposed lot coverage is 18.1% – less than the 30% required by Zoning Code.

Lot Area is 19.37 Acres – 843,757 SF
14 Double Units @ 1,782 SF EA
104 Single Units @ 1,216 SF EA
Office Space @ 1,600

**Total Building Area = 152,998 SF = 18.1%**

**Setbacks:**
Setbacks will be in accordance with Rapid City Zoning Code for MHR zoning. No Setback exceptions are being requested with this application.

**Signage:**
Signage will be in accordance with the Rapid City Zoning Code.

**District Classification:**
The proposed MHC is classified as Type III. All requirements of a Type III District are being met.

**Summary of Exceptions and Conditional Uses:**

No Exceptions are being requested with this application.

The applicant is requesting that 118 mobile home units and Office Space be permitted as a manufactured home park.

We hope that this information is satisfactory to address any questions or comments and provide guidance for the approval of the initial planned development. We look forward to working with you and City staff on this great community project. If there are any additional questions please do not hesitate to contact the office.

Thank you for your assistance in this matter.

Sincerely,

Dream Design International, Inc.

Kyle Treloar

Enclosures
Plans are reviewed for general conformance with applicable governmental regulations, stipulations, design criteria and engineering standards. The City of Rapid City does not certify the suitability, adequacy or completeness of the plans or design, which are the responsibility of the Engineer of Record. All necessary permits shall be obtained prior to construction of the proposed public improvements.