Case No. 21UR020

Legal Description:

The SW1/4 of the SW1/4 of Section 20 less Lot H1 and less Seger Drive, the north 8/10 of the W1/2 of W1/2 of the SE1/4 of the SW1/4 of Section 20 and the W1/2 of the E1/2 of the SE1/4 of the SW1/4 of Section 20 less Tract of Vetch Subdivision less Lot H1 and less Seger Drive and the E1/2 of the W1/2 of the SE1/4 of the SW1/4 of Section 20, less Lot H1 and less Seger Drive, located in T2N, R8E, BHM, Rapid City Pennington County, South Dakota
LETTER OF INTENT
FOR
CONDITIONAL USE PERMIT
FOR
PRAIRIE ACRES MOBILE HOME PARK
LOCATED ON
W1/4 OF SW1/4 OF SECTION 20 LESS LOT H1 AND LESS SEGER DRIVE
AND
N8/10 OF W1/2 OF W1/2 OF SE1/4 OF SW1/2 OF SECTION 20
AND
W1/2 OF E1/2 OF SW1/4 OF SW1/4 OF SECTION 20 LESS TRACT 1 OF VETSCH SUBDIVISION LESS
LOT H1 AND LESS SEGER DRIVE; E1/2 OF W1/2 OF SE1/4 OF SW1/4 OF SECTION 20 LESS
LOT H1 AND LESS SEGER DRIVE
T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

Prairie Acres General LLC intends to expand their existing mobile home parks. The existing mobile home parks are Prairie Acres in located at 1550 Seger Drive (west property) and Prairie Acres South (east property) located at 1980 Seger Drive. The two existing parks are separated by the N8/10 of W1/2 of W1/2 of SE1/4 of SW1/2 of Section 20 (middle property). All three properties are zoned Medium Density Residential and Owned by Prairie Acres General LLC. The total combined area of the three properties is 63.86 acres.

A developmental lot agreement will be requested for the three properties. The existing parks will maintain their separate identity to allow the existing lot numbers and addresses to remain the same. It appears that a number of existing mobile home spaces do not meet the required 25’ building front setback along Seger Drive and 143rd Avenue. A zoning district administrative exception request will be proposed to reduce building setback requirements by 20% for the existing mobile homes.

The Owner is proposing to expand the mobile home park as shown on the drawings. A future phase on the east property is shown and is desired by the Owner to be constructed at a future date after the proposed expansion is constructed. The existing mobile home park on the west property has 137 existing mobile home spaces. The existing mobile home park on the east property has 70 existing mobile home spaces. The total number of proposed mobile home spaces is 269. The total number of mobile homes in the future phase is 23. The total count for current, proposed, and future expansion is 292 mobile home spaces. Each mobile home space will have 2 parking spaces, minimum 200 square foot patio, and minimum 100 cubic foot storage shed. An existing manager office for the mobile home parks is located at 1980 County Road, Rapid City, South Dakota.

All existing and proposed mobile home spaces on expansion areas will include a driveway for 2 parking spaces. Additional, parking spaces are provided within the expansion areas to meet City parking requirements. The existing mobile home interior streets are 30’ or 35’ wide from lip to lip of curb and gutter. Therefore, parking on existing interior streets will be allowed to meet City parking requirements.

The intent of the project is to expand the park and meet compliance with Medium Density Residential Zoning District and requirements of chapter 17.50.110 and 15.48 Manufactured Homes and Manufactured Home Parks. The project will comply with City Infrastructure Design Criteria and Stormwater Quality Manual.

END OF LETTER OF INTENT