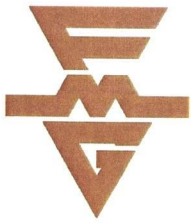


Case No. 21UR020

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 Vetsch 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.

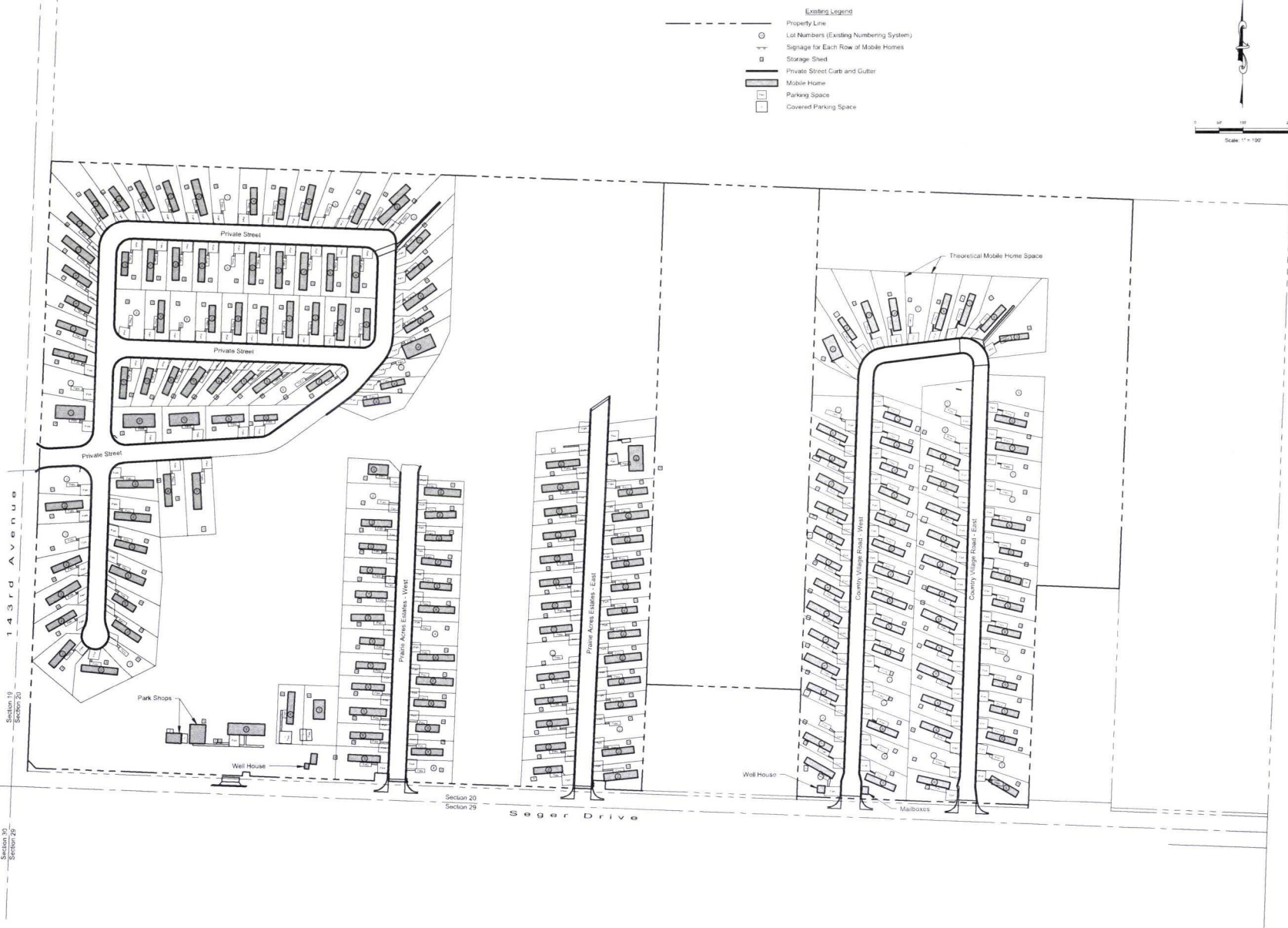
A developmental lot agreement will be requested for the three properties. The existing parks will maintain their separate identity to allow the existing lot numbers and addresses to remain the same. It appears that a number of existing mobile home spaces do not meet the required 25' building front setback 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 intend 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



- Existing Legend**
- Property Line
 - Lot Numbers (Existing Numbering System)
 - ≡ Signage for Each Row of Mobile Homes
 - ▨ Storage Shed
 - ▬ Private Street Curb and Gutter
 - ▭ Mobile Home
 - ▭ Parking Space
 - ▭ Covered Parking Space



**Preliminary
 Not For
 Construction**

File Number:	215971.00
Location:	SW 1/4 SW 1/4 Section 20, T2N 08R 65E
Surveyed By:	KAC/JS
Date:	June 2021
Designed By:	KCH
Drawn By:	MDS
Checked By:	JAF

Conditional Use Permit Drawings
 Prairie Acres Expansion
 Rapid City, South Dakota

Revision / Date	
Sheet Name:	Existing Mobile Home Spaces

Phase Acres General LLC intends to expand their existing mobile home park. The existing mobile home park is Phase Acres located at 1500 Seger Drive (west property) and Prairie Acres South (east property) located at 1980 Seger Drive. The two existing parks are separated by the N8212 of 9912 of SE14 of SW12 of Section 20 (middle property). All three properties are zoned Medium Density Residential and Owned by Phase Acres General LLC. The total combined area of the three properties is 13.96 acres.

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 owned by the Owner to be developed 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 208. The total number of mobile homes in the future phases is 23. The total count for current, proposed, and future expansion is 232 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 park is located at 1980 County Road, Rapid City, South Dakota.

The intent of the project is to expand the park and meet compliance with Medium Density Residential Zoning District and requirements of Chapter 17.00, 110 and 15.68 Manufactured Homes and Manufactured Home Parks. The project will comply with City Infrastructure Design Criteria and Stormwater Quality Manual.

Clearance

The following minimum clearances for manufactured home units as defined in the current City Code 15.48.090:

- Foot clearance from minor park road edge: 5 feet
- Side clearance from any manufactured home and any enclosed appendages to any other manufactured home and any enclosed appendages: 20 feet
- May be reduced to 10 feet for both structures meet the NFPA standards for fire sprinkler protection.
- End clearance from any manufactured home and any enclosed appendages to any other manufactured home and any enclosed appendages: 10 feet
- Deck to adjacent deck on a separate manufactured home space: 5 feet
- Carport to adjacent carport on a separate manufactured home space: 5 feet
- Carport to deck or manufactured home on the same manufactured home space: 5 feet
- Carport to manufactured home on a separate manufactured home space: 10 feet
- Shed or playhouse to any other shed or playhouse on a separate manufactured home space: 5 feet

Any building, structure, or addition thereto, not listed shall have clearances as mandated by the current adopted building code for fire separation distance.

Setbacks from G.O.W. and Property Lines

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. An HED was created along Seger Drive when reconstructed.

Shrubs and Parking

Existing shrubs and parking are shown on the drawings. 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' to 35' wide from 10' to 16' of curb and gutter. Therefore, parking on existing interior streets will be allowed to meet City parking requirements.

Water and Sewer

All existing mobile home spaces are serviced by public sanitary sewer and private water and will remain as today. All new mobile home spaces will be connected to the public sanitary sewer system. All mobile home spaces on the east property will be serviced by private water services. All mobile homes on the middle property will be serviced by public water. All existing mobile homes on the east property will be private water. All mobile homes on the future phases will connect to public water.

The expanded areas of the mobile home park will require for suspension per Rapid City Fire Department. Therefore, a connection to the public water main at Seger Drive is proposed. The public water main will be extended to the back of the middle property. All future state development the public water main will extend to the east property as shown on the drawings.

Lighting

Existing park site lighting includes one east mounted private yard light. No site area lighting is proposed except for optional exterior mounted signs on new mobile homes.

Signage

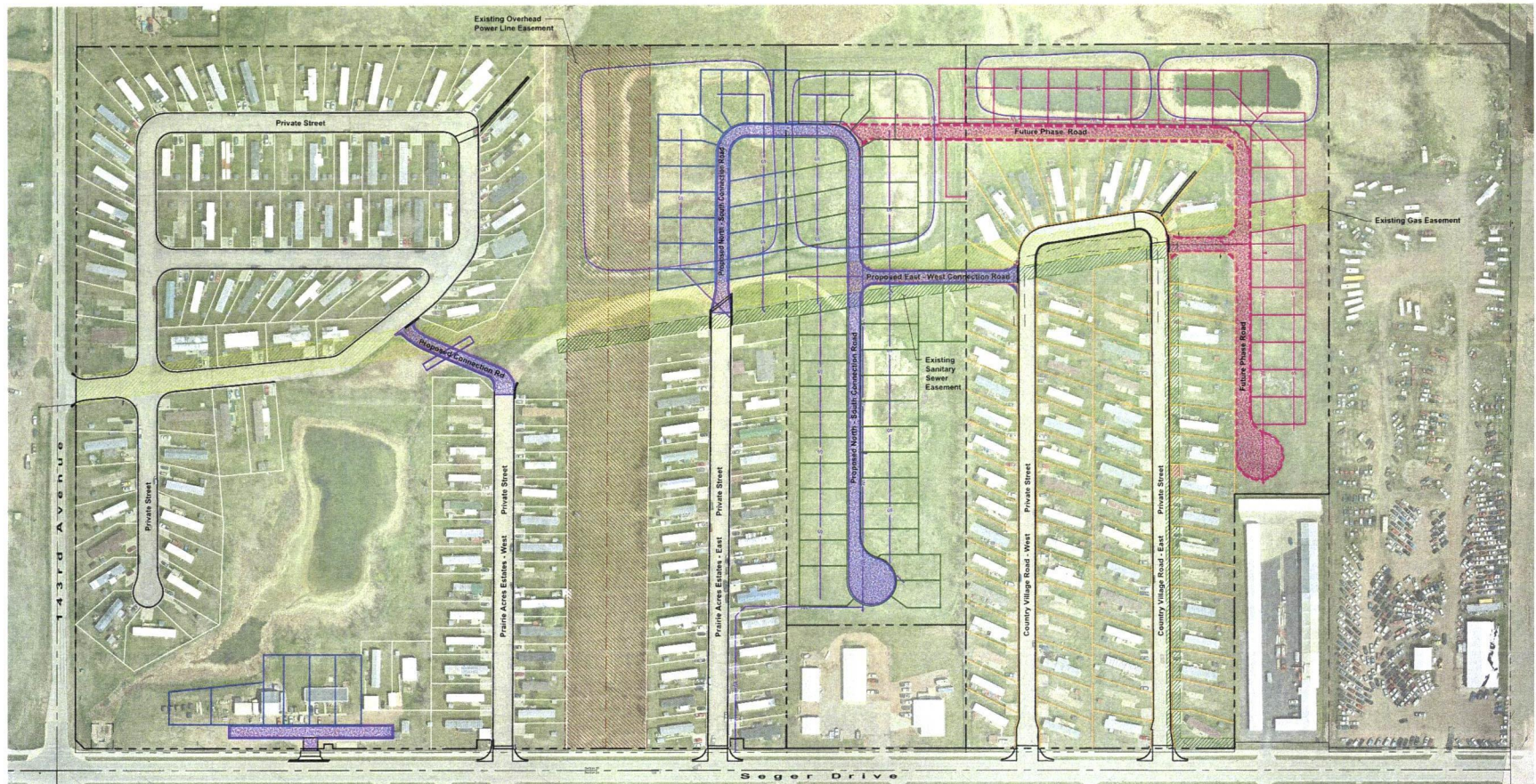
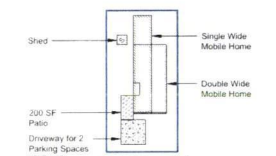
Signage will follow the requirements of the City's Code Chapter 15.68 Manufactured Homes and Manufactured Home Parks.

Landscaping

See sheet for landscape plan.

Legend For Theoretical Mobile Home Spaces and Number of Mobile Homes

	Existing Prairie Acres Spaces	=	136
	Existing Prairie Acres South Spaces	=	70
	Proposed Prairie Acres Spaces	=	22
	Proposed Prairie Acres Middle Spaces	=	41
	Future Prairie Acres South Spaces	=	23
	Total Mobile Homes	=	292

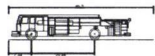


Preliminary Not For Construction

File Number:	210871.00
Location:	SW 1/4 SW 1/4 Section 20 T26R06E04
Surveyed By:	EXCIS
Date:	June 2021
Designed By:	MDJ
Drawn By:	MDJ
Checked By:	JAP

Conditional Use Permit Drawings
 Prairie Acres Expansion
 Rapid City, South Dakota

Revision / Date	
Sheet Name	
Overall Mobile Home Spaces	
Sheet Number	
3 of 9	



RC Fire Truck - Widest Turning Truck	46' 00"
Overall Length	10' 07 1/2"
Overall Body Height	8' 11 1/2"
Clearance	10' 00"
Max. Truck Width	10' 07 1/2"
Lock-to-lock Time	8.50"
Wall to Wall Turning Radius	39' 55"

Truck Turning Movements Shown

Park Expansion Parking Calculations

Number of Proposed Mobile Home Spaces	= 63
Number of Proposed 2 Stall Driveways	= 63
Number of Additional Spaces Required	= 16
Total Number of Stalls Required	= 142
Number of Stalls Provided	= 142

Parking Note

Existing streets and parking are shown on the drawings. 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 20' or 22' wide from top to bottom curb and gutter. Therefore, parking on existing interior streets will be allowed to meet City parking requirements.

Landscape Legend



TURF AREAS



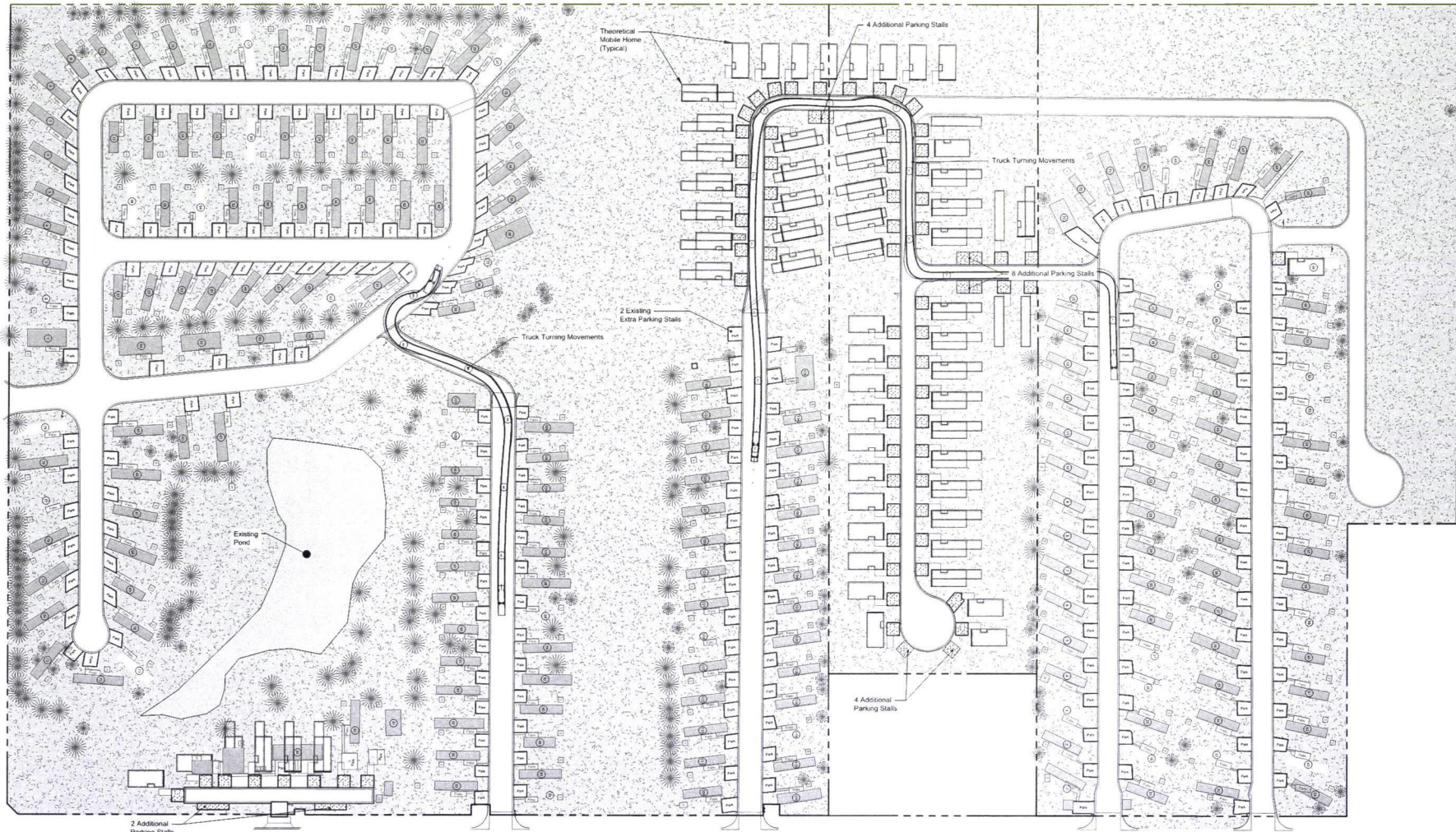
EXISTING LARGE TREE



EXISTING MEDIUM TREE

Landscaping

All non-hard surfaces will be seeded, fertilized, and mulched.



**Preliminary
 Not For
 Construction**

File Number:	210971.00
Location:	SW 1/4, SW 1/4 Section 20
1/2" IN. (1/2")	
Surveyed By:	ECG
Date:	July 2021
Designed By:	MDH
Drawn By:	MDH
Checked By:	JAP

Conditional Use Permit Drawings
 Prairie Acres Expansion
 Rapid City, South Dakota

Revision / Date	
Sheet Name:	Internal Parking and Landscape Plan
Sheet Number:	9 of 9