

Case No. 21PD047

**Legal Description:**

Lot 3A of Lot 3 of the SW1/4 of the NW1/4 and the balance of Lot 3 of the SW1/4 of the NW1/4, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Clearwell, PLLC  
2135 Blake Blvd SE  
Cedar Rapids, IA 52403  
319-654-4911

November 12, 2021

City of Rapid City  
Karl Bauer/Planning Department  
600 6<sup>th</sup> Street  
Rapid City, SD 57701

RE: Kennedy MHC Initial Plan Application Project Statement

Dear Mr. Bauer:

Thank you for the opportunity to submit this proposal for expansion of the Kennedy Manufactured Home Community (MHC) located at 2412 South Valley Drive. This letter serves to accompany the Initial Planned Development Overlay application dated November 11, 2021.

The proposed project is the expansion of the existing manufactured home park to add homes to the undeveloped area of the property. The property is just under 6.0 acres and currently includes 14 manufactured homes, a stick built home, and a small office. The proposed expansion will allow for 45 manufactured homes, and includes new water main, sanitary sewer, storm sewer, and roads throughout the property.

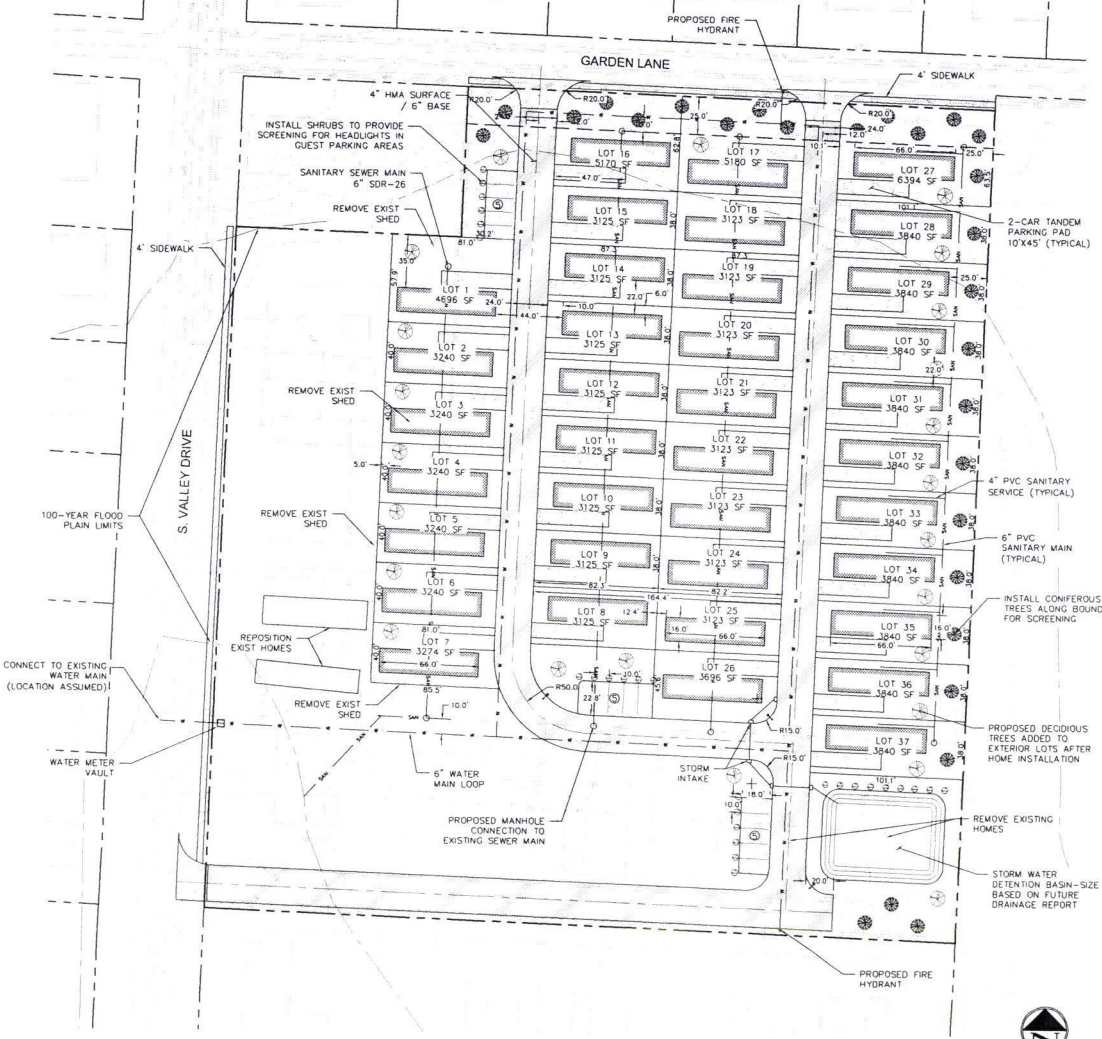
The Development Plan overlay is requested to allow for the replacement of the existing homes as they are moved. All future lots are proposed to meet current City standards including setbacks and landscaping. Additionally, the owner is proposing a 6' privacy fence along the boundary of the site.

The proposed schedule would allow for a start of construction in the Spring of 2022 and is expected to take 2 months for completion. We thank City staff for their assistance through this development process and appreciate your time and consideration of this project.

Sincerely,



Joe Mailander  
Clearwell, PLLC



# PROJECT DEVELOPMENT PLAN FOR KENNEDY MHP RAPID CITY, SD

PROPERTY OWNER:  
SDRC TERRA KENNEDY MHP 2 LLC  
110 NW 2ND STREET  
CEDAR RAPIDS, IA 52403  
563-345-0824

PREPARED BY:  
CLEARWELL, PLLC C/O JOSEPH MAILANDER, PE  
2135 BLAKE BLVD SE  
CEDAR RAPIDS, IA 52403  
319-654-4911

PROPOSED BUILDING USES:  
ALL NEW BUILDINGS ASSOCIATED WITH THE PROJECT SHALL BE MANUFACTURED HOMES, DECKS, CAR  
PORTS, UTILITY SHEDS, ETC. COMMONLY FOUND IN THE EXISTING COMMUNITY.

LEGAL DESCRIPTION:  
LOT 3A OF LOT 3 OF SW 1/4 NW 1/4 AND BALANCE OF LOT 3 IN SW 1/4 NW 1/4

OPEN SPACE:  
THE TOTAL AREA ASSOCIATED WITH THIS PROJECT IS 6.51 ACRES. APPROXIMATELY 0.25 ACRES OF  
THE TOTAL AREA WILL BE DESIGNATED AS OPEN SPACE.

LOT COUNT:  
EXISTING LOTS 13 (2 EXISTING LOTS LOST TO NEW INTERNAL ROAD)  
NEW LOTS 37  
TOTAL LOTS 50

BULK REGULATIONS:  
LOT AREA 3000 SF  
LOT FRONTAGE 38 FT  
SETBACKS  
FRONT CLEARANCE TO ROAD 5 FT  
SIDE CLEARANCE B/T HOMES 20 FT  
REAR CLEARANCE B/T HOMES 10 FT  
BUILDING HEIGHT 30 FT

PARKING REGULATIONS:  
OFF STREET PARKING REQUIREMENTS SHALL BE TWO (2) SPACES/UNIT. PLUS A MINIMUM OF 1  
PARKING SPACE FOR 4 HOMES FOR GUEST PARKING.

GUEST PARKING REQUIRED (50 HOMES) = 13 PARKING STALLS  
GUEST PARKING PROPOSED (50 HOMES) = 15 PARKING STALLS

SIGN REGULATIONS:  
THE SIGN REGULATIONS SHALL BE THE SAME AS THAT WHICH IS ALLOWED IN THE MEDIUM DENSITY  
RESIDENTIAL DISTRICT (MDR)

ZONING:  
EXISTING ZONING: MEDIUM DENSITY RESIDENTIAL  
EXISTING USE: MANUFACTURED HOME COMMUNITY

PROPOSED ZONING: MEDIUM DENSITY RESIDENTIAL  
PROPOSED USE: MANUFACTURED HOME COMMUNITY

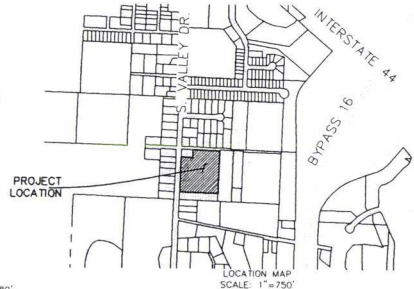
FLOOD ZONE INFORMATION:  
FLOOD ZONE AE  
MAP PANEL: 4610C091H  
EFFECTIVE DATE: JUNE 3, 2013  
ESTIMATED BASE FLOOD ELEVATION: 3122.50'

CONSTRUCTION SCHEDULE:  
SEPTEMBER 2021:  
• INSTALL EROSION CONTROL MEASURES  
• SITE CLEARING AND GRADING  
• UTILITY INSTALLATION

OCTOBER 2021:  
• UTILITY INSTALLATION

NOVEMBER 2021 - MARCH 2022 (AS WEATHER ALLOWS):  
• FINAL GRADING  
• STREET PAVING  
• SEED, FERTILIZE LAWN AREAS

RECEIVED  
JUL 07 2021  
RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT





FINAL PLANNED DEVELOPMENT FOR  
KENNEDY MHP RAPID CITY, SD

PROPERTY OWNER:  
SDRC TERRA KENNEDY MHP 2 LLC  
110 NW 2ND STREET  
CEDEREDGE, CO 81413  
563-845-0814

PREPARED BY:  
CLEARWELL, PLLC C/O JOSEPH MAILANDER, PE  
2135 BLAKE BLVD SE  
CEDAR RAPIDS, IA 52403  
319-654-4911

PROPOSED BUILDING USES:  
ALL NEW BUILDINGS ASSOCIATED WITH THE PROJECT SHALL BE MANUFACTURED HOMES, DECKS, CAR PORTS, UTILITY SHEDS, ETC. COMMONLY FOUND IN THE EXISTING COMMUNITY.

LEGAL DESCRIPTION:  
LOT 3A OF LOT 3 OF SW ¼ NW ¼ AND BALANCE OF LOT 3 IN SW ¼ NW ¼

OPEN SPACE:  
THE TOTAL AREA ASSOCIATED WITH THIS PROJECT IS 6.51 ACRES. APPROXIMATELY 0.32 ACRES OF THE TOTAL AREA WILL BE DESIGNATED AS OPEN SPACE. THIS INCLUDES THE FOLLOWING:

- OPEN SPACE / PARK AREA: 0.10 ACRES
- DETENTION BASIN: 0.22 ACRES

LOT COUNT:  
EXISTING LOTS: 14 HOMES  
PROPOSED LOTS: 45 LOTS (INCLUDES REALIGNMENT OF EXISTING HOMES)

BULK REGULATIONS:

LOT AREA	3000 SF
LOT FRONTAGE	38 FT
SETBACKS	
FRONT CLEARANCE TO ROAD	5 FT
SIDE CLEARANCE B/T HOMES	20 FT
REAR CLEARANCE B/T HOMES	10 FT
BUILDING HEIGHT	30 FT

PARKING REGULATIONS:  
OFF STREET PARKING REQUIREMENTS SHALL BE TWO (2) SPACES/UNIT. PLUS A MINIMUM OF 1 PARKING SPACE FOR 4 HOMES FOR GUEST PARKING.

GUEST PARKING REQUIRED (45 HOMES) = 12 PARKING STALLS  
GUEST PARKING PROPOSED = 15 PARKING STALLS

SIGN REGULATIONS:  
THE SIGN REGULATIONS SHALL BE THE SAME AS THAT WHICH IS ALLOWED IN THE MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

ZONING:  
EXISTING ZONING: MEDIUM DENSITY RESIDENTIAL  
EXISTING USE: MANUFACTURED HOME COMMUNITY

PROPOSED ZONING: MEDIUM DENSITY RESIDENTIAL  
PROPOSED USE: MANUFACTURED HOME COMMUNITY

LANDSCAPING REQUIREMENTS:

TOTAL SITE AREA =	259,764 SF
BUILDING FOOTPRINT =	58,296 SF
REQUIRED POINTS =	201,468

PROPOSED LANDSCAPE MATERIALS:

(13) EVERGREENS =	26,000
(21) MEDIUM TREES =	21,000
(8) OPAQUE HEDGE =	4,000
(6) SHRUBS =	1,500
(3) SMALL TREES =	1,500
15,915 SY GRASS =	159,150
PROPOSED POINTS	213,150

FLOOD ZONE INFORMATION:	FLOOD ZONE AE
MAP PANEL:	46103C091H
EFFECTIVE DATE:	JUNE 3, 2013
ESTIMATED BASE FLOOD ELEVATION:	3122.50'

CONSTRUCTION SCHEDULE:  
MARCH 2022 (AS WEATHER ALLOWS):

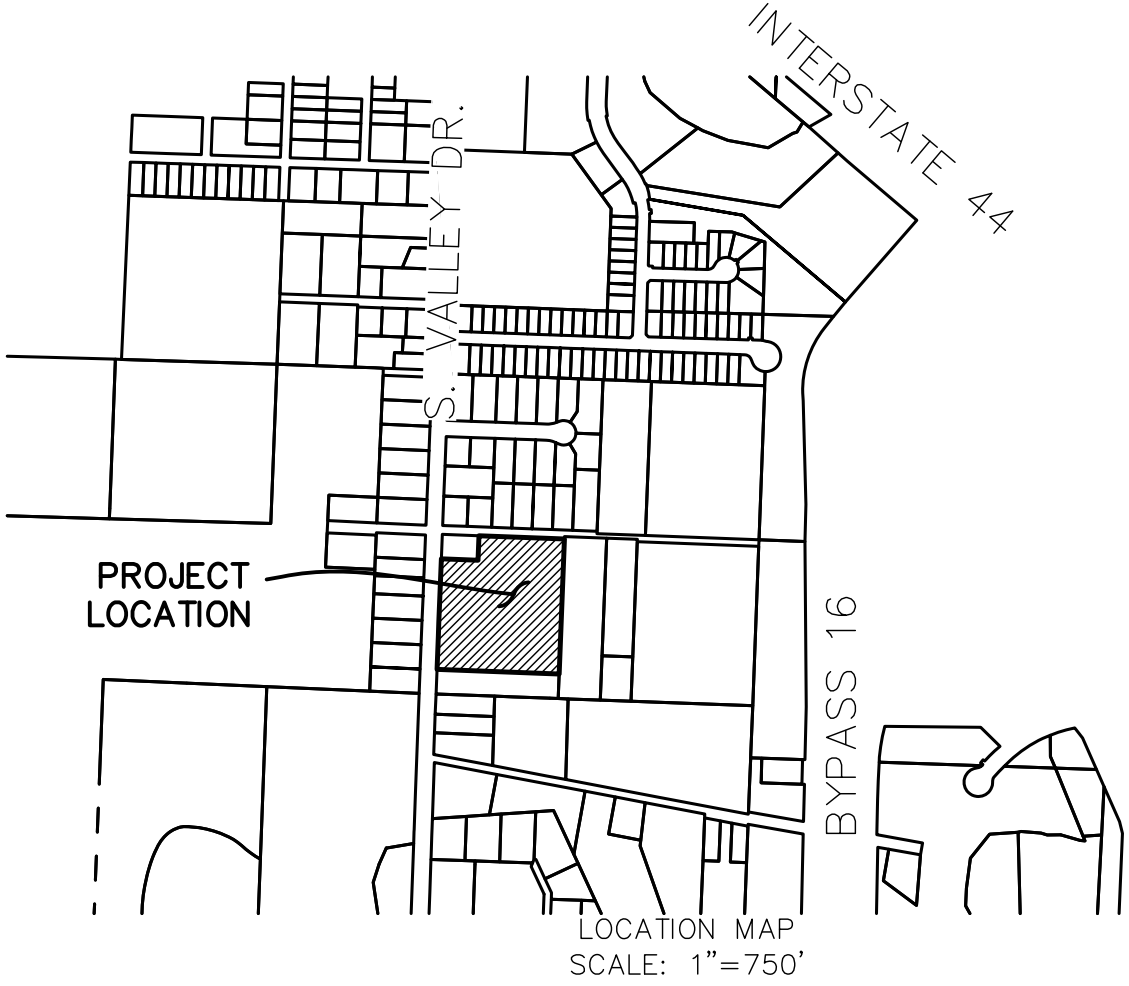
- INSTALL EROSION CONTROL MEASURES
- SITE CLEARING AND GRADING
- UTILITY INSTALLATION

APRIL 2022:

- UTILITY INSTALLATION

MAY 2022:

- FINAL GRADING
- STREET PAVING
- SEED, FERTILIZE LAWN AREAS



KENNEDY MHP FINAL PLANNED DEVELOPMENT  
2412 S. VALLEY DRIVE, RAPID CITY, SOUTH DAKOTA