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 6th 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