

Hardrock Park, LLC
dba Wheel N Mobile Home Park
6101 Long Prairie Road, Suite 744-111
Flower Mound, Texas 75028
(214) 215-6886 ▪ accounting@flash.net

May 31, 2016

City of Grand Prairie
Attn: Jim Hinderaker

I am pleased to provide you the operational plan for our request for a Specific Use Permit of the above mentioned property.

History:

We purchased this property almost three years ago. This park contained 12 mobile homes, 2 vacant lots, and a vacant single family house. All homes were owner-occupied. The park was suffering from owner neglect and lack of management. We immediately established Rules and Regulations (Grand Prairie's Planning & Development Department has a copy) and started holding the residents accountable for those rules. We have constantly strived to clean up an already safe community for the families living within this park.

We repaved the entire park, added 2 homes to the vacant lots, and rented the single family house. The existing house is rented on one-year (minimum) lease terms to maintain stability and continuity within the community. The park was cleaned up and trees were trimmed. Proper maintenance and repair are continually performed throughout the park. The park is currently 100% occupied.

Expansion:

All existing homes are along the back of the property. Almost one quarter of the park (along the front) contains a leased fenced arena containing 2 horses. The horses will be removed and 11 new or late-model homes will be added toward the front (northern and eastern sections) of the park. We specialize in allowing families that would normally rent a residence become home owners (for roughly the same cost as renting). These 11 new homes will range from approximately 1,104 - 1,350 square feet of living area.

Management:

Since the purchase, I have been responsible for overseeing the park. Given the small size and lack of issues, an on-site caretaker is not necessary. Residents are able to communicate with me, as manager, through telephone, text, email, or in writing utilizing a locked box installed on the premises. I visit the park weekly, at a minimum. I also have several residents that are eager

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to call if situations ever arise that need my attention. Following expansion, the park will continue to be overseen by an off-site manager.

Service-Related:

Fire Protection - A new fire lane will be added to the park for improved mobility of emergency vehicles and to enhance the safety of the residents. A fire hydrant will be added at the midpoint of the front property line to improve the response time of emergency services.

Electricity - Two electrical easements have been granted to Oncor to add service to the park. Transformers will be attached to permanent poles and underground utilities will serve pedestal meters to bring service to each home.

Water - Domestic Water and Sanitary Sewer lines will be added to the existing lines within the park to provide adequate service to the new homes.

Trash - Service from Republic Disposal will continue. An additional dumpster will be added, and both will be held within an enclosure on a reinforced concrete pad with an 8' tall wooden fence and operational gates along the front.

6' masonry rn

Parking - Each home will have parking for 2 vehicles. Each new parking space will be 20' wide by 25' deep.

Lighting - Additional lighting will be installed along the roadway within the park to enhance security and curb appeal within the community.

Mail Delivery - the existing 16-unit Cluster Box Unit is mounted on a concrete pad toward the southeast of the property, in a convenient location for residents entering the park. This box, and another new 16-unit cluster box unit, will be relocated to an area near the center of the park (near the playground) and professionally installed.

Amenities:

Playground - A play structure will be professionally installed with a border (extending out 6' in each direction) and containing cushioning material.

Volleyball Court - The existing volleyball court will be relocated and rebuilt in a central area within the park.

Soccer Practice Field - An existing goal will be relocated to the northeast corner of the property and grass will be added.

Quiet Enjoyment - Metal benches will be installed around the playground area and a dog waste disposal system will be located centrally.

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These improvements will provide a safe and affordable community for area families. I appreciate your attention. If you have additional questions, please contact me at any time.

Respectfully,
Hardrock Park, LLC dba Wheel N MHP

Kim Shultz-Rainford
Applicant/Owner