Case No. 19PD029

Legal Description:

Track L of Orchard Meadows Subdivision, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
June 27, 2019

Ms. Vicki Fisher
Assistant Planning Director
300 Sixth Street
Rapid City, SD 57701

RE: Initial - Final Planned Development – Letter of Intent
Orchard Meadows Townhome Residential Development – Rapid City, South Dakota

Dear Ms. Fisher,

Yasmeen Dream, LLC is developing a property at the corner of Elk Vale Drive and SD Highway 44 commonly referred to as the 'Orchard Meadows'. The location of the proposed Orchard Meadows development is one of the highest exposure properties in Western South Dakota. It is surrounded by two principal arterial streets and numerous commercial and residential streets have been constructed with the development. This high exposure of the property makes it an excellent location for a mixed use subdivision. The goals of the subdivision are:

1. Provide for a mixture of diversified, affordable, and safe housing which includes multi-family and single family dwelling units
2. Provide a range of housing needs from affordable and safe workforce housing to middle – high end that meets the needs of the community with home prices between $169,000 and $500,000
3. Retail and office facilities where residents can work, shop and play
4. Common areas which may include designated wetland and wildlife corridors, open space, community gardens, Rapid Creek Access, immediate golf course access and fully constructed walking trails to provide for a healthy lifestyle.

Construction on Phases 1 through 6 are complete – with the majority of current home building occurring in the Phase 6 area. The commercial area is also expanding with the recent construction of a convenience store with restaurant, office building and dental clinic with the planned construction of several more exciting projects.

The intent of this planned development is to allow for the initial-final planned residential development for the phase 1 area and initial planned development of the remainder of a new affordable townhome community located on the existing Tract L of Orchard Meadows which is currently zoned MDR.

Attached are documents relating to the proposed development including:

1. Final Planned Development for the Orchard Meadows Townhome
2. Subdivision layout and phasing plan
3. Residential Elevation view
4. Preliminary Subdivision Plans
5. Preliminary Construction Plans
6. Drainage Design Reports

The following initial – final planned development pertains to the proposed **Lots 1A thru 7B of Block 1 and Lots 1A thru 5B of Block 2** of Orchard Meadows Townhome Subdivision, located in Section 9, T1N, R6E, BHM, Rapid City, Pennington County, South Dakota. The initial planned development pertains to **Lots 8A thru 18B of Block 1 and Lots 6A thru 20B of Block 2** of Orchard Meadows Townhome Subdivision, located in Section 9, T1N, R6E, BHM, Rapid City, Pennington County, South Dakota.

**Proposed Use and Zoning:**

See attached site plan and typical residential elevation views. The proposed site will include the construction of 12 townhome residences in phase 1.

Currently the property is zoned Medium Density Residential (MDR). The current density allowed per the MDR zoning classification for this property is 320 units. The development as proposed will have 76 units. Far less than what is allowable in the current zoning type.

The following exception is being requested:

1. Reduce minimum lot size for townhome from 4,000 sq. ft. to 3,700 sq. ft.

The applicant has provided many amenity's as listed above including large tracts of dedicated open space, interconnected walkways and trails to mitigate the effects of the increased density. Further, by maintaining safe building separations through the use of the established setbacks the applicant will be providing livable outdoor space for each residence. Additionally, the average townhome lot size will be over 4,932 sq. ft. – far larger than the minimum. The request is further needed to provide a variation of lot types and the affordable alternative work force housing that is in incredibly high demand in the City of Rapid City.

**Setbacks:**

See attached site plan. No reductions or variances are being requested with this plan. A minimum 8' side yard setback will be maintained on all lots, per MDR zoning code. By maintaining the minimum side yard setbacks it will ensure that each residential structure will have a safe separation comparable to similarly zoned residential areas in Rapid City.

**Lot Coverage:**

See attached site plan. Lot coverage will range from 17% to 38% for proposed lots. All of the lots will have lower than a 40% lot coverage maximum as defined for a townhome in MDR zoning. By remaining under the maximum lot coverage, it will ensure that each residence will have as much open space for a yard as other similarly zoned
residential areas, relative to the size of the home. In addition, the applicant will be providing many amenities as listed above including large tracts of dedicated open space, interconnected walkways and trails to mitigate the effects of the increased density.

**Lot Area:**

See attached site plan. Lot Area varies from 3,700 sq. ft. to 16,016 sq. ft. for the proposed lots. The minimum lot area from reduction from 4,000 sq. ft to 3,700 sq. ft is being requested with this application.

The reduction in lot size will allow for more affordable lots, fulfilling a major need in the community for safe, affordable work force housing. The reduction in lot size allows for a mixture of lot/home pricing ranges that are currently not available in the Orchard Meadows Development and help create a neighborhood demographic that represents a larger segment of our population and creates a more livable and enjoyable neighborhood. Maintaining a similar high level of living standard comparable to any other residential neighborhood in Rapid City. It also creates affordability without the use of subsidies, such as grant monies. Finally, a large areas of open space that is connected to the development through a already constructed system of walkways provide even more livable outdoor space for each residence.

**Sanitary Sewer, Water, and Storm Water:**

See attached Design Reports prepared for the site and subdivision. Adequate water pressure for normal operations and fire flows are provided to the site which is served by the Rapid Valley Sanitary District. Adequate sanitary sewer facilities have also been provided to the site. Offsite storm water quantity and quality improvements have been constructed to serve the entire development, including this site, with adequate conveyance capacity provided to and from the site.

**Color and Outside Finish:**

Building materials will consist of concrete foundations, timber structure for exterior and interior walls, pre-engineered roof & floor trusses. Finishes include pre-finished horizontal hard board lap siding with earth tone hues. The roof will consist of fiberglass shingles.

**Open Space and Subdivision Amenities:**

The subdivision includes many amenities including large tracts of dedicated open space, interconnected walkways and dedicated wetland and wildlife corridors and trails to provide quality livable open space and to promote a sense of community. Extensive walking trails will connect the residences directly to shared open spaces and a community park, promoting healthy living and providing additional space for the residents to utilize.

See attached Master Plan for the location and phasing of the proposed Subdivision Amenities.

**Summary of Exceptions:**
1. Reduce minimum lot size for townhome from 4,000 sq. ft. to 3,700 sq. ft.

The intent of the developer is to provide safe, diverse affordable, high quality housing. We hope that this information is satisfactory to address any questions or comments and provide guidance for the approval of the initial-final planned development. We look forward to working with you and City staff on this great community project. If there are any additional questions please do not hesitate to contact the office.

Thank you for your help.

Sincerely,
Dream Design International, Inc.

Kyle Treloar
Enclosures

cc: Fletcher Lacock, City of Rapid City
    Hani Shafai, Dream Design International, Inc.
THE TOWNHOMES AT ORCHARD MEADOWS
SETBACK EXHIBIT
RAPID CITY, SOUTH DAKOTA
JULY 11, 2019

PRELIMINARY FOR REVIEW ONLY

INITIAL PLANNED DEVELOPMENT
AREA = 7.623± ACRES
(FUTURE PHASES)

INITIAL - FINAL PLANNED DEVELOPMENT
AREA = 3.553±ACRES
(PHASE 1)