Case No. 21PD015

Legal Description:

Government Lot 1 less Gemstone Subdivision, less North 80 Subdivision less Lot H-1 and less right-of-way; Government Lot 2 less North 80 Subdivision less portion described by metes and bounds more fully described as follows; commencing at a found rebar marking the northwest corner of Lot 1B of North 80 Subdivision, a point located on the west line of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; the point of beginning; Thence (1) North 2°04'41" East, 490.26 feet to a point on the east right-of-way line of Parkview Drive, said point being the beginning of a non-tangent curve concave westerly, said curve having a radius of 638.00 feet, to which a radial line bears South 68°41'58" East; Thence (2) northerly along said curve through a central angle of 2°06'45" an arc distance of 23.52 feet to a found plastic cap marked Hanson RLS 6251; Thence (3) South 87°55'04" East, 626.20 feet to a found plastic cap marked Hanson RLS 6251, said point being on the west right-of-way line of Shelby Avenue; Thence (4) South 2°06'42" West, 293.16 feet to a found plastic cap marked Hanson RLS 6251, said point being the point of curvature of a curve concave easterly, said curve having a radius of 226.00 feet; Thence (5) southerly along said curve through a central angle of 26°27'21" an arc distance of 104.35 feet to found plastic cap marked Hanson RLS 6251; Thence (6) South 24°20'01" East, 101.26 feet to the point of tangency of a curve concave westerly, said curve having a radius of 174.00 feet, to which a radial line bears North 65°30'39" East; Thence (7) southerly along said curve through a central angle of 9°58'12" an arc distance of 30.28 feet to a point of deflection; Thence (8) North 87°54'43" West, 242.90 feet to a plastic cap marked Hanson RLS 6251; Thence (9) North 87°53'56" West, 235.44 feet to a plastic cap marked Hanson RLS 6251; Thence (10) North 87°55'31" West, 234.70 feet to the point of beginning, (also known as BHP Lot 1) less H2, H3, H4 and less right-of-way
April 9, 2021

Rapid City Community Development
300 Sixth Street
Rapid City, SD 57701

RE: Planned Development Letter of Intent
Sedona Flats Apartment Development

To Whom it May Concern:

Please find attached the application materials and supporting documentation for a Planned Development (Overlay) located on a portion of the Balance of Government Lots 1 and 2 lying west of Shelby Avenue in Section 19, T1N, R8E, BHM. The property is currently unplatted and the current owner is responsible for plat preparation. The plans identify the area of development as “Future Lot 1” and this area is also described by metes and bounds.

Included with this submittal are:

1. Application and Fee.
2. Vicinity Map.
3. Metes and Bounds Description of Proposed Development Area.
4. Plans including site layout with turning movements, grading plan, utility plan and profiles, erosion and sediment control layout, landscape plan, site amenity details, exterior building elevations and site lighting.
5. Site Drainage Report.

As part of the Sedona Flats development Lloyd Companies intends to construct a new multifamily development providing much needed housing for Rapid City. The project will provide 148 apartment units with a variety of building mixes. There will be (4) 2-story buildings with 12 units, (2) 2-story buildings with 14 units, (1) 3-story building with 72 units and a community building.

Site improvements include storm sewer, storm water quality facilities, water and sewer mains and asphalt parking. All improvements will comply with the City Infrastructure Design Criteria and Stormwater Quality Manuals.

The buildings will be wood frame with cement board siding and asphalt shingles.
April 9, 2021
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Open Space totaling 126,235 sf including amenities such as a community building with swimming pool, a playground area and a dog park is provided. This far exceeds the required minimum (148 units x 400 sf = 59,200 sf).

The project is intended to meet the requirements of the Medium Density Residential Zoning District. No exceptions are being requested.

If you have any questions or comments regarding this submittal, please call me at 343-3311.

Sincerely,
FERBER ENGINEERING COMPANY

John Van Beek, PE
President

RECEIVED
APR 09 2021
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT