

Case No. 18PD019

Legal Description:

A portion of Lot 3 of the Eastbrooke Subdivision, all located in Sections 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Northwest Corner of Lot 3 of the Eastbrooke Subdivision, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, and the point of beginning; Thence first course: S89°30'41"E, a distance of 439.38 feet; Thence second course: S00°00'57"E, a distance of 248.11 feet; Thence third course: N89°56'46"W, a distance of 247.06 feet; Thence fourth course: N89°56'46"W, a distance of 192.52 feet; Thence fifth course: N00°02'05"W, a distance of 251.44 feet, to the point of beginning



KTM DESIGN SOLUTIONS, INC.

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May 11, 2018

Mrs. Vicki Fisher
300 Sixth Street
Rapid City, SD 57701

RE: Initial Planned Development – Eastbrooke Subdivision Apartments

Dear Mrs. Fisher:

Attached please find the Initial Planned Development and supporting documents for Eastbrooke Subdivision Apartments. Included with this submittal are:

- 1- Preliminary Site Plan
- 2- Metes and Bounds Legal
- 3- Rezone Request
- 4- Comprehensive Plan Request
- 5- Preliminary Plat
- 6- Vicinity Map

Building USE and Zoning:

The applicant is requesting that the property be rezoned from General Commercial to Medium Density Residential.

Parking Requirements:

The 36 units will require 54 parking spaces. The proposed site plan provides for 57 parking spaces.

Landscaping:

The final landscaping plan will be submitted with the final development plan.

Sanitary Sewer:

Sanitary Sewer calculations will be submitted at the final development stage.

Water:

Water demand and Fire Flow calculations will be submitted at the final development stage.

Storm Water:

Storm Water calculations will be submitted at the final development stage.

Building Height:

The proposed buildings will be three stories high – final building height and elevations views will be provided with the final planned development.

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RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

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COMMUNITY DEVELOPMENT

Lot Coverage:

The size of the lot is 109,771 sq ft, the proposed buildings coverage will be provided with the final planned development.

Open Space:

Open Space calculations will be provided with the final planned development plan.

Color and Outside Finish:

Color and Outside Finishes will be provided with the final planned development plan.

We hope that this information is adequate to address any issues and provide a guidance for the initial development plan.

Thank you for your help.

Sincerely,

KTM Design Solutions, Inc.

A handwritten signature in dark ink, appearing to read 'Kyle Treloar', with a long, sweeping horizontal stroke extending to the right.

Kyle Treloar

Enclosures

SITE LAYOUT NOTES

ZONING: MEDIUM DENSITY RESIDENTIAL

MINIMUM SETBACKS:

FRONT = 25'
SIDE = 12'
BACK = 25'

BUILDING HEIGHT

MAXIMUM PERMISSIBLE = 35'
PROPOSED = TBD

LOT COVERAGE

MAXIMUM PERMISSIBLE = 30%
PROPOSED = TBD

LOT SIZE REQUIREMENT

1,500SF PER UNIT + 5,000SF
MINIMUM REQUIRED LOT SIZE = 59,000SF
PROPOSED LOT SIZE = 109,771SF ±

PARKING REQUIREMENTS:

RAPID CITY REQUIREMENTS
1.5 SPACES PER UNIT
TOTAL REQUIRED = 54 SPACES

TOTAL SPACES PROVIDED = 57 SPACES

ACCESSIBLE SPACES REQUIRED = 3 SPACES

OPEN SPACE REQUIREMENTS:

400SF PER UNIT
OPEN SPACE REQUIRED = 14,400SF
OPEN SPACE PROVIDED = TBD

LANDSCAPING REQUIREMENTS:

LOT AREA - BUILDING AREA = POINTS REQUIRED
POINTS REQUIRED = TBD
POINTS PROVIDED = TBD

STREET CLASSIFICATION:

RACINE STREET - COMMERCIAL STREET
LACROSSE STREET - ARTERIAL STREET

