

Case No. 19PD029

Legal Description:

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



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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, R8E, 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, R8E, 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 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.

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.

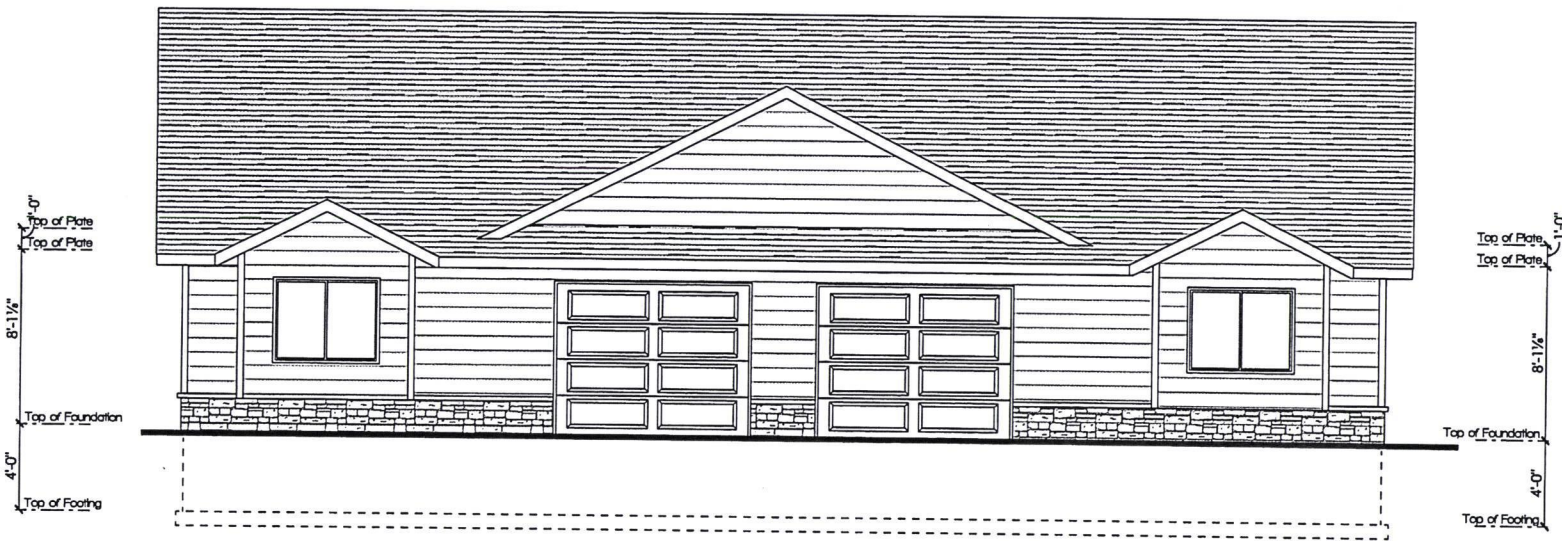
Sincerely,
Dream Design International, Inc.

A handwritten signature in blue ink, appearing to read 'Kyle Treloar', followed by a long, sweeping horizontal line that extends across the width of the page.

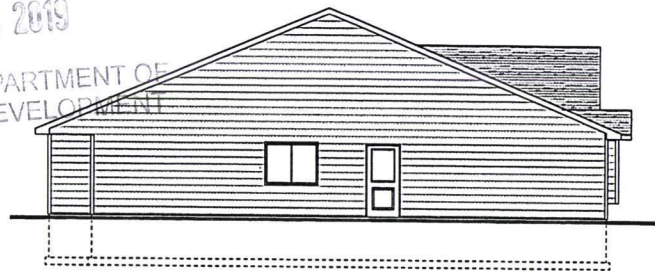
Kyle Treloar
Enclosures

cc: Fletcher Lacock, City of Rapid City
Hani Shafai, Dream Design International, Inc.

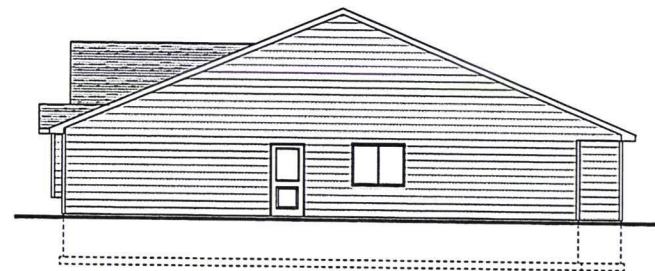




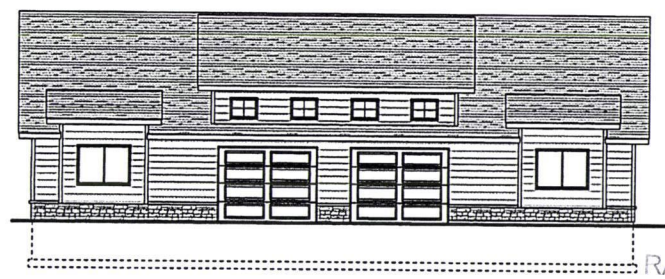
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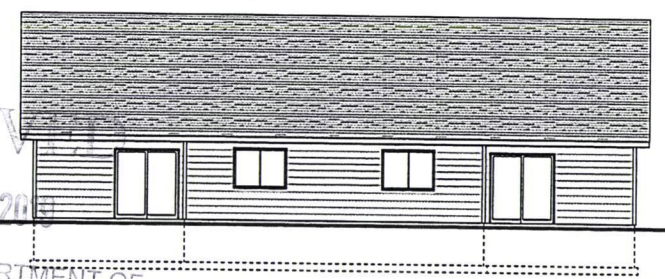
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RIGHT ELEVATION
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REAR ELEVATION
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JUN 26 2019

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

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JUN 26 2019

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

IMPORTANT

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330 WEST BROADWAY, SUITE 200, RAPID CITY, SOUTH DAKOTA 57701

K&B
K&B CONSTRUCTION
DESIGN SERVICES

PROJECT TITLE
SLATERIDGE CONSTRUCTION
ORCHARD MEADOWS TOWNHOME 2

DATE: 6/21/18
CATEGORY: TOWNHOME
REVISED: 6/28/18

PROJECT NUMBER
TH-052118

DRAWN BY: CD

ELEVATIONS

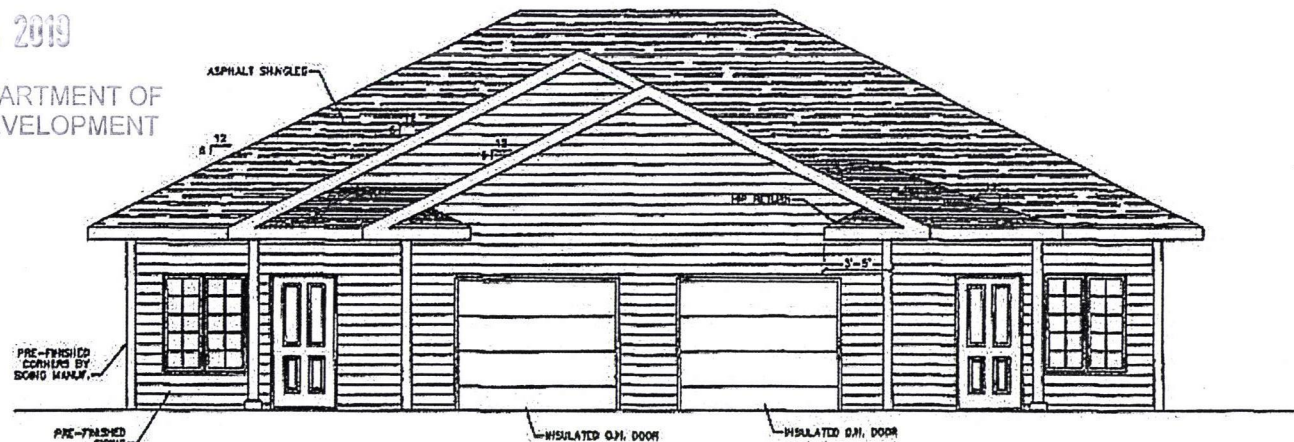
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JUN 28 2019

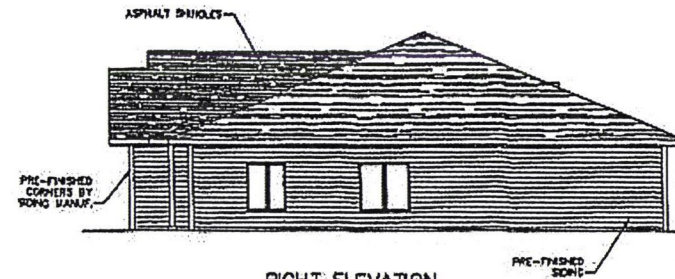
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT



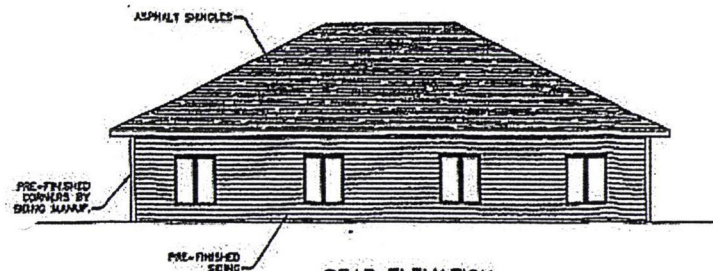
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RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
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WINDOW NOTES

- 1) PROVIDE SAFETY GLAZING AS REQUIRED BY LATEST EDITION OF THE UBC, AND LOCAL REQUIREMENTS.
- 2) SIZE ON PLAN AND FOR ROOMS PURPOSES ONLY. ACTUAL ROUGH-OPENINGS MAY VARY FROM ONE WINDOW MANUFACTURER TO ANOTHER. COORDINATE SIZE, STYLE, LOCATION, AND MANUFACTURER W/ OWNER.
- 3) WINDOW STYLE BY OWNER (CASEMENT, DOUBLE-HUNG, ETC.)
- 4) EXCESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH SHALL BE 20". THE TOP HEIGHT SHALL BE NO MORE THAN 44" ABOVE FINISHED FLOOR. EXCESS WINDOWS SHALL BE IN ALL ROOMS LABELED AS BEDROOMS.

GENERAL NOTES

- 1) GUTTERS & DOWN SPOUTS NOT SHOWN.
- 2) SLOPE FINAL GRADE AWAY FROM HOUSE - TYPICAL.
- 3) SIDING STYLE & COLOR BY OWNER.
- 4) SHINGLE COLOR & STYLE BY OWNER.
- 5) GRADES SHOWN ARE ASSUMED. CONTRACTOR SHALL COORDINATE FOUNDATIONS & GRADE ELEVATION W/ ACTUAL FINISH EIT.

NOTE:
WHILE EVERY ATTEMPT HAS BEEN MADE DURING THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE OWNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTORS AND OWNER MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND COORDINATE BETWEEN ALL ASPECTS OF THE CONSTRUCTION PROCESS, LATE, AND PRESENT.

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RAPID CITY, SD 57701
PH: (605) 343-4471
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COMPUTER DRAFTING SERVICES

OWNER: RICHARD & JILL
PROJECT: 1060 RANCH TOWNHOME
DATE: 11/17/03

Project Title:
1060 RANCH TOWNHOME
Rapid City, South Dakota

Sheet Title:
EXTERIOR ELEVATIONS
SHEET NO. 1 OF 5

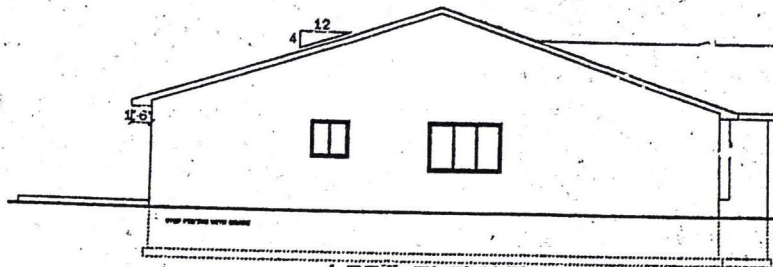
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Project Number: P003289
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1 OF **5**

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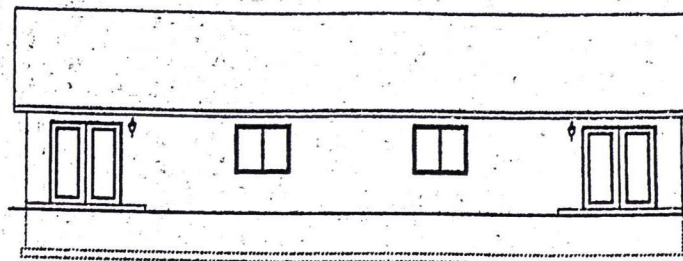
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RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT



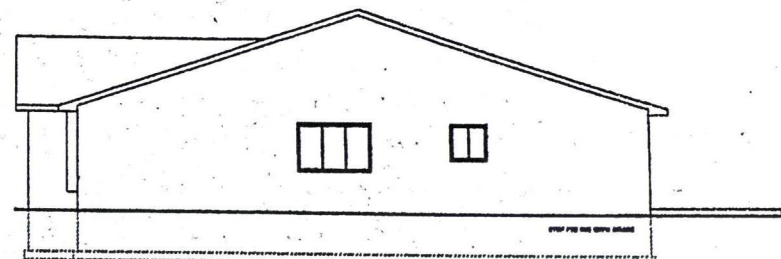
LEFT ELEVATION

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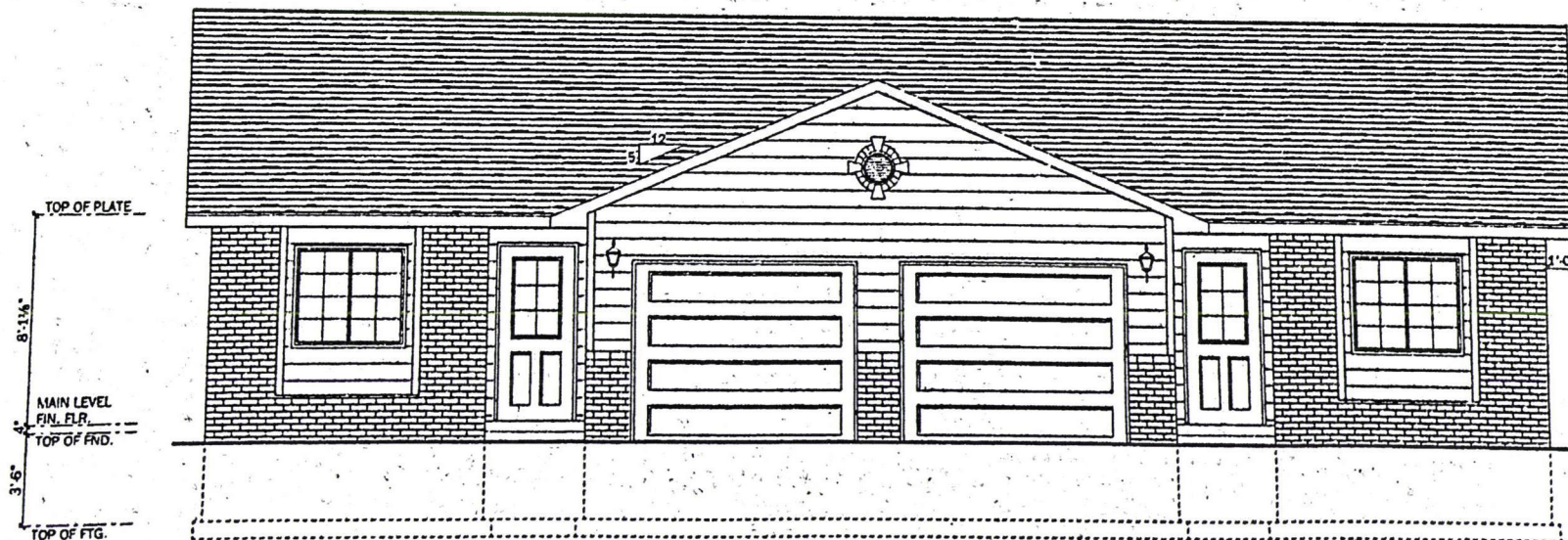
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RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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