Case No. 19PD016

Legal Description:

Lot 57 of Block 2 of Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701

RE: Major Amendment – Providers Boulevard Abbott House – Johnson Ranch Subdivision, Rapid City, South Dakota

Dear Review Engineer:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City's requirements for a Major Amendment for the proposed building development located on Lot 57, Block 2, in Johnson Ranch located within the City limits of Rapid City, South Dakota.

Included with this submittal are:
1. Application & fee
2. Vicinity Map
3. Site Plans
4. Conceptual Building Elevations
5. Building Floor Plan
6. Preliminary Design Report

Project Background:
Abbott House, Inc. is developing an Abbott House on Lot 57 of Block 2 within Johnson Ranch Subdivision off of Provider Boulevard. Abbott House, Inc. has been around for over 75 years and has provided a second chance for young girls and boys between the age of seven to seventeen that have suffered through trauma and abuse. Abbott House strives to help kids/young adults to get through their trauma and help guide them to better decision making and towards a better life.

The proposed Abbott House off of Provider Boulevard will consist of 7 bedrooms, 2 two bedroom apartments, and a 3 stall garage. The Abbott House will consist of both boys and girls that will be living with their foster parents till they reach the age of 18. The purpose of the apartments is to give the kids the option to stay around if they are not ready to move on once they reach the age of 18.

Building Use and Zoning:
The proposed building is 6,596 sq. ft and contains 7 bedrooms, 2 two bedroom apartments and a 3 stall garage.

The property is zoned Medium Density Residential and designated as a Planned Development.

Parking Requirements:
See attached site layout. Per Rapid City zoning code, 2 parking spaces per home, and 1.5 spaces for apartment complex. Requiring a total of 5 spaces. We are providing 5 total parking spaces. 1 handicap space is provided.

No exceptions to the parking code are requested.

Landscaping:
See attached landscaping plan.
Sanitary Sewer, Water, and Storm Water:
See attached Plans.

Sanitary Sewer service is already installed. And 6 inch water service will need to be installed on the north side of Lot 57.

Building Height:
The proposed building is one (1) stories and will be no taller than 35’ as measured according to RC Code. The approximate height from the finish floor to the building height is approximately 19’. Current zoning allows for a maximum height of 30’ or 3 stories. See attached architectural plans for elevation views.

Lot Coverage:
The size of the lot is 0.36 acres or 15,725 SF. The proposed building has a floor area of 6,450 SF, which equates to a lot coverage of approximately 41%. Rapid City zoning code allows for maximum lot coverage of 30%. An exception for a lot coverage increase from 30% to 41% will be needed.

Lighting:
No lighting plans

Signage:
No signage plans

Thank you for your assistance in this matter. Please do not hesitate to call if you have any questions.

Sincerely,
KTM Design Solutions, Inc.
(605) 791-5866

[Signature]
Ryan Wright

Enclosures