Legal Description:

A portion of Block 1 of Legacy Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: commencing at the northeast corner of Block 1, Legacy Subdivision, being common with the northwest corner of Lot 1, Block 6, The Meadows Subdivision, located in Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, being the point of beginning; Thence first course: with the westerly boundary of said The Meadows Subdivision, S 21°12'01" E, a distance of 81.45 feet, Thence second course: continuing with said westerly boundary, S 21°09'25" E, a distance of 81.68 feet; Thence third course: continuing with said westerly boundary, S 21°05'47" E, a distance of 97.37 feet; Thence fourth course: continuing with said westerly boundary, S 20°48'11" E, a distance of 97.77 feet; Thence fifth course: continuing with said westerly boundary, S 21°28'48" E, a distance of 97.03 feet; Thence sixth course: continuing with said westerly boundary, S 29°54'37" W, a distance of 82.60 feet; Thence seventh course: leaving said westerly boundary, N 59°59'30" W, a distance of 145.55 feet; Thence eighth course: on a curve turning to the left with an arc length of 663.16 feet, with a radius of 493.00 feet, with a chord bearing of S 21°10" W, with a chord length of 614.28 feet; Thence ninth course: on a curve turning to the right with an arc length of 180.45 feet, with a radius of 207.00 feet, with a chord bearing of S 67°47'23" W, with a chord length of 174.79 feet; Thence tenth course: N 87°14'14" W, a distance of 315.87 feet, to a point common with the southeast corner of Lot 10, Block 2 of Robbinsdale No. 11; Thence eleventh course: with the easterly boundary of said Robbinsdale No. 11, N 01°59'03" E, a distance of 236.37 feet; Thence twelfth course: continuing with said easterly boundary, N 01°47'01" E, a distance of 194.99 feet; Thence thirteenth course: continuing with said easterly boundary, N 02°31'46" E, a distance of 114.94 feet; Thence fourteenth course: with the southerly boundary of Minnesota Estates Subdivision, S 87°18'10" E, a distance of 269.02 feet; Thence fifteenth course: with the westerly boundary of Hampden Hills Townhomes Subdivision, S 06'41" W, a distance of 53.57 feet; Thence sixteenth course: with the southerly boundary of said Hampden Hills Townhomes Subdivision, S 17'28" E, a distance of 389.89 feet; Thence sixteenth course: with the easterly boundary of said Hampden Hills Townhomes Subdivision, N 02°00'48" E, a distance of 119.44 feet; Thence seventeenth course: with the southerly boundary of MJK Subdivision, S 88°01'33" E, a distance of 407.19 feet; to the point of beginning.
Ms. Vicki Fisher  
Planning Manager  
City of Rapid City  
300 6th Street  
Rapid City, SD 57701

RE: The Cottages at Robbinsdale Heights - Letter of Intent

Dear Ms. Fisher,

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for an Initial Planned Development for the proposed Cottages at Robbinsdale Heights development located at proposed Lot 1 of Block 1, Legacy Subdivision, located in Section 18, T1N, R8E, BHM, Rapid City, South Dakota.

Goodwin Knight is a development company dedicated to “Making Life Better” by creating quality, attainable rental communities. The company is a part of the Challenger Group which has been in operation under the same owner since 2000. The sister company Challenger Homes under the Challenger Group umbrella is currently building over 400 homes a year. Goodwin Knight has developed over 500 homes and is on track to develop 1,000 homes by 2020.

The vision of the Company is to Make Life Better through developing quality attainable housing, while conducting business in a positive and forthright manner.

The vision for this location is to create a community consisting of our Cottage Homes. The Cottage Homes are duplexes that can provide for quality, attainable rental housing in a lower impact manner than the traditional apartment building. These homes are desirable to the residents due to their relative privacy from living in a duplex rather than an apartment. They work well with the surrounding community because they have much less bulk and density than the traditional apartment building. These buildings will be small one and two-story buildings at a relatively low density for a rental community.

The particular site in question is an infill location. The area north of the site is multi-family housing. Otherwise, the surrounding homes are single family homes. Hanover Drive is proposed to be continued through the site in order to connect to fixed locations at the east and west boundaries of the site. Single Family Homes are proposed on the south side of Hanover Drive. The Cottages are proposed on the north side of Hanover Drive. This will make sense as a transitional use between the multi-family to the north and the single family to the east and west. It should be noted that there are eleven homes east and west of the site that will back onto the cottage homes. Three of those homes have particularly deep lots. The site consists of a large hill that creates topographic separation from the surrounding uses. In addition, we are proposing a very heavily landscaped 50 foot buffer that will compare very favorably to single family homes as an adjoining land use.

There are only 120 cottage units proposed and all buildings contain two units. The minimum separation between buildings is 10 feet at the foundations. Other encroachments such as siding, eaves, gutters, etc. are within the...
minimum 10 foot separation. Decks on the side will protrude 4 feet from the foundation. The perimeter setback will be 25 feet, except that the buffer at the east and west ends will be 50 feet. The setback between the buildings and parking lot will be 10 feet. The proposed cottages represent a use that will inherently have low impacts. The nature of the site combined with our design approach and heavy buffers will create a desirable neighbor that will not have negative impacts on the surrounding area and will work as an appropriate transitional use.

A previous single family housing project on this property was not constructed due to the site topography which required a large amount of grading and made the site unfeasible to develop. The property is not suitable for development as single family housing. The cottages are a desirable alternative compared to other potential uses and make sense for the site.

The submitted architectural and site plans show the proposal to be a very desirable community. The site plan was designed with care to respond to the site and create a particularly enjoyable community in which to live. The homes will be developed with an aesthetic combination of wood composite siding, paneling and stone as shown in the submitted architectural plans. The community will be well managed by a single management company that will be in full control.

The applicant has requested that 60 primary use buildings with two units each, 13 garages and a clubhouse & rental office building be permitted with the Initial Planned Development. A rezone application has been submitted to zone the property as medium density residential and designated as a planned development.

Attached are documents relating to the proposed development including:

1. Application for Initial Planned Development
2. Site Plan
3. Conceptual Site Exhibits
4. Conceptual Elevation View
5. Building Floor Plan
6. Metes and Bounds Description

Overall, the proposal is one that is feasible for this site. It works as a good transitional use. It will also be a desirable, attractive community that will be a good neighbor and will not have negative impacts on the surrounding homes.

We look forward to working with you and City staff on this great community project. Thank you for your help and please contact us if you need any additional information.

Best Regards,

KTM Design Solutions
Mike Stetson

Enclosure
Cottage Studio - 1 Story - Front Elevation View
Cottage Model #2 - 1 Story - Front Elevation View