Unplatted balance of the S1/2SE1/4NW1/4; and the unplatted balance of the NE1/4SW1/4 All located in, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. More fully described as follows: Commencing at the northeast corner of Tract 1 Less Lot H1 of the Waterslide addition located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; Thence, S 34°15'14" E, a distance of 614.53'; to the point of beginning.; Thence, first course: S 86°45'38" E, a distance of 265.80'; Thence, second course: S 69°18'45" E, a distance of 194.28'; Thence, third course: S 12°57'07" E, a distance of 152.42'; Thence, fourth course: S 22°38'39" W, a distance of 135.16'; Thence, fifth course: S 54°38'17" W, a distance of 56.81'; Thence, sixth course: N 69°18'45" W, a distance of 259.77'; Thence, seventh course: S 03°18'22" W, a distance of 88.89'; Thence, eighth course: N 86°41'38" W, a distance of 145.00'; Thence, ninth course: N 03°18'21" E a distance of 455.97", to the said point of beginning.
April 8, 2016

Mr. Robert Laroco  
Planner II  
300 Sixth Street  
Rapid City, SD 57701

RE: Initial-Final Planned Development - Buffalo Crossing Phase 1, Residential Development  
Rapid City, South Dakota

Dear Mr. Laroco:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City's requirements for an Initial-Final Planned Development for the proposed Residential Development at Buffalo Crossing.

Included with this submittal are:
  1- Application  
  2- Vicinity Map  
  3- Site Plan  
  4- Metes and Bounds Description  
  5- Townhome Floor Plans and Elevations  
  6- Construction Plans  
  7- Design Report  
  8- Traffic Impact Study

Project Background:

See attached Master Plan. The proposed Buffalo Crossing development is located at one of Rapid City's fastest growing intersections and main entry way to the Black Hills National Forest. The unique location at the top of the town allows for unparalleled views of the Black Hills, Badlands, and beautiful prairie vistas, creating an ideal location for luxury residential dwellings. In addition to its prime location the area is quickly developing into a high end employment sector with the proposed construction of the new hospital facility, Black Hills Energy headquarters and existing medical centers.

The proposed planned development includes plans to construct 8 residential buildings, including 4 single family residences and 4 duplexes (8 individual living areas) that capitalize on the sites unique and beautiful location. The proposed buildings will be constructed to luxury standards in order to provide the highest and best use of the land and compliment the new, high paying permanent jobs recently created and anticipated in and around the area.

Proposed Use and Zoning:

See attached site plan. The proposed site will include the construction of 4 luxury townhomes and 4 single family residences.

Currently the property is zoned Low Density Residential II with a Planned Development Designation.
Setbacks:

The applicant is requesting to reduce the front setback from 20’ to 18’ from the garages and from 20’ to 15’ to the front (non-garage entrance) of the residences due to several guiding & limiting factors, including:

1.) The limiting topography, which includes steep canyon’s dropping off near the proposed right-of-ways
2.) The requirement for larger residences required to maintain the luxury feel of the development so as to promote the highest and best use of the land and to complement the proposed employment sector across the proposed Healing Way & Highway 16.
3.) The lots are located around a short, dead end cul-de-sac with limited access and no possibility of becoming a through street.

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 City of Rapid City. Adequate sanitary sewer facilities have also been provided to the site. Offsite storm water quantity and quality improvements were also constructed to serve the entire development, including this site, with adequate conveyance capacity provided to and from the site.

Lot Coverage:

Rapid City zoning code allows for maximum lot coverage of 30%. All but one of the proposed sites will meet or exceed this standard. The proposed townhome on Lots 7A and 7B would have a proposed lot coverage of 33%.

The applicant is requesting that the minimum lot coverage is increased from 30% to 35% for the proposed development.

Color and Outside Finish:

See attached townhome elevation for an example of the proposed finish and look. Building materials will consist of concrete foundation, timber structure for exterior and interior walls, pre-engineered roof & floor trusses. Finishes include pre-finished horizontal hard board lap siding with earth tone colors, stone and/or brick accents, and roofs consisting of fiberglass shingles.

We hope that this information is adequate to address any questions or comments and provide guidance for the approval of the initial-final planned development. If there are any additional questions please do not hesitate to contact the office.

Thank you for your help.

Sincerely,

KTM Design Solutions, Inc.

Kyle Treloar
Enclosures
FRONT ELEVATION

SCALE: 1" = 1'-0"