Case No. 19PD046

**Legal Description:**

Tract L of Orchard Meadows Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
November 7, 2019

Ms. Vicki Fisher
Assistant Planning Director
300 Sixth Street
Rapid City, SD 57701

RE: Initial Planned Development (Major Amendment to 19PD029) – Letter of Intent
Orchard Meadows Townhome Development – Rapid City, South Dakota

Dear Ms. Fisher

Orchard Meadows Rapid City, 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 initial planned development is to allow for 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. Initial Planned Development for the Orchard Meadows Townhome
2. Development layout and phasing plan
3. Residential Elevation view

The initial planned development is planned for the entirety of the property legally described as Tract L, Orchard Meadows Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. It is also a major amendment to the current Planned Development designation 19PD029.

Proposed Use and Zoning:

See attached site plan and typical residential elevation views. The proposed site will include the construction of the following:

8 – One bedroom six-plex’s
1 – One bedroom duplex
13 – Two bedroom four-plex’s
1 – leasing office

A total of 23 buildings and 102 Units.

The proposed units are all one-story, zero entry units with an attached garage unit. Ample offsite parking is being provided throughout the development – nearly 80 more parking spaces over the minimum code requirement.

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 102 units. Far less than what is allowable in the current zoning type. The townhomes will be rented out individually and the maintenance and care of the property will be completed by the developing company.

The subdivision includes many amenities 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. The request is further needed to provide a variation of rentable dwelling types and the affordable alternative work force housing that is in incredibly high demand in the City of Rapid City. The proposed development will also provide a rental housing market that will support the new businesses being constructed at the Orchard Meadows property – including the Signify Call Center, Great Plains Tribal Health Board and Common Cents – Inferno Restaurant.

The development will allow of a mixture of lot/rental pricing ranges that are currently not available in the Orchard Meadows Development and help create a neighborhood demographic that represents a large 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 an already constructed system of walkways provide even more livable outdoor space for each residence.

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 townhome development regulations defined in the 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 is 24.2% for the proposed development which is lower than the minimum required lot coverage of 40% for a townhome development. 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. The lot is 11.142 Acres, larger than the Minimum Lot Area required for the proposed development of 158,000sq ft.

**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.

In addition to the subdivision amenities each townhome unit will have direct access to useable open space either to the front or rear of the proposed units. Large open areas will remain between the units create interconnected accessible and useable outdoor space.
See attached Master Plan for the location and phasing of the proposed Subdivision Amenities.

**Summary of Exceptions:**

No exceptions are being requested with this project.

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 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.

Kyle Treloar
Enclosures

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

RECEIVED
17. 01. 2019
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
PRELIMINARY
NOT FOR CONSTRUCTION

RECEIVED
17JU. 06 2019

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

DOOR & FRAME SCHEDULE

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SLEEPING GIANT PATIO HOMES
4 PLEX - 1 bed/1 bath
BUILDINGS 4A 4B 4C

A4.1