Case No. 19UR022

Legal Description:

Lot 25 of Block 1 of Johnson Ranch Subdivision, located in Section 9, T1N, R8E, Rapid City, Pennington County, South Dakota
Community Planning & Development Services  
300 Sixth Street  
Rapid City, SD  57701

RE: Conditional Use Permit – 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 Conditional Use Permit for the proposed building development located on Lot 25, Block 1, 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 25 of Block 1 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 6,450 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 Conditional Use Permit.

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 and water service is already installed.

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 0.48 acres or 20,909 SF. The proposed building has a floor area of 6,450 SF, which equates to a lot coverage of approximately 34%.

An exception for a lot coverage of 34% has been submitted and approved by the City.

Building Setback:
An exception for a rear setback of less than 25’ has been submitted and approved by the City.

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

Ryan Wright
Enclosures