Case No. 20PD013

Legal Description:

Tract L of Orchard Meadows 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: Final Planned Development (Major Amendment to 19PD029) Letter of Intent
Orchard Meadows Townhome Development – Tract L, Orchard Meadows Subdivision, Rapid City, South Dakota

Dear Current Planner:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for a Final Planned Development for the proposed development located on Tract L, Orchard Meadows Subdivision, 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 Plans
6. Turning Movements Exhibit
7. Preliminary Design Report

Project Background:
The proposed development 102 units located on approximately 11 acres. The site improvements include storm sewer, water, and sewer mains, services, road networks, parking areas, and related improvements to facilitate the use of housing on this lot. The owner intends to lease the townhome apartments, which will add to the mixture of housing stock that the City desperately needs. The site is currently zoned Medium Density Residential (MDR).

Building Use and Zoning:
The proposed construction of the buildings are as follows:

- Eight – One-bedroom six-plex (48 units)
- One – One-bedroom duplex (2 units)
- Thirteen – Two-bedroom four-plex (52 units)
- One leasing office

A total of 23 structures and 102 units will be provided with this development.

The proposed units are all single-story, zero-entry units with attached garages. Plentiful off-site parking is provided throughout the development, easing the off-site parking that would have taken place on Elderberry Boulevard.

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, has 102 units. Far less than what is permissible in the current zoning type.
The applicant has provided 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 workforce 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 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 a 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 area of open space that is connected to the development through an already constructed system of walkways provides even more livable outdoor space for each residence.

Setbacks:
See the attached site plans enclosed with this application. No reductions or variances are being requested with this application. A minimum 8.0’ side yard setback will be maintained on all lots, per townhome development regulations defined by the municipal zoning ordinance. By maintaining the minimum side yard setbacks, each residential structure is ensured to have a safe separation when comparing the multi-family housing to the single-family counterparts.

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 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 many amenities as listed above, including vast 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 158,000 sq. ft or approximately 3.63 acres.

Phasing Plan:
The parcel will be constructed in one phase.

Parking Requirements:
See attached site layout sheet. 106 total parking spaces are provided on-street, with two driveway stalls provided for each two-bedroom unit and one driveway stall for each one-bedroom unit. Five handicap spaces are also provided, which is the same as what is required by code. No exceptions to parking requirements are being requested for this site.

Landscaping:
See attached landscaping plan. No exceptions to code are being requested for the landscaping plan.
Sanitary Sewer, Water, and Storm Water:
See attached plans and design reports submitted with this application. Adequate pressure for domestic and fire suppression water supply is provided on the site and is supplied by Rapid Valley Sanitary District. Adequate sanitary sewer facilities have been provided and designed throughout the site. Agreements between the developer and RVSD have been made to install a new lift station to the south of this lot, located off of Jim Street. Off-site stormwater quality and detention are constructed for the development. Conveyance capacity exists out of the site and into downstream channels.

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 hardboard lap siding with earth tone hues. The roof will consist of fiberglass shingles. Please see attached building elevations.

Building Height:
The proposed buildings are one story and will be no taller than 15' as measured according to the Rapid City Code. Current zoning allows for a maximum height of 35' or 3 stories. See attached architectural plans for elevation views.

Lighting:
Site lighting locations will be in accordance with RC Code. The majority of lighting on site will be building-mounted with some light poles located on the roadway to provide for safety. Lights will not project onto neighboring properties or public right-of-way.

Signage:
Signage is proposed to include signage located on the leasing office and a ground-based sign located near the entrance of Elderberry Boulevard and Jerusalem Boulevard, as identified on the Landscaping Plan. All proposed signage will be per Rapid City Code.

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 final planned development. We look forward to working with you and City staff on this excellent community project. Please do not hesitate to call if you have any questions.

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

Kyle Hibbs
Enclosures