Legal Description:

a portion of the NE1/4 of the SW1/4 less Plum Creek Subdivision, less Elks Crossing, less Marlin Drive Commercial Park, less Lot H1, less Lot H3 and less right-of-way; a portion of the NE1/4 of the SW1/4 less Plum Creek Subdivision, less Elks Crossing and less right-of-way; a portion of the SW1/4 of the SW1/4 less Elks Crossing, less Marlin Drive Commercial Park, less Lot H3 and less right-of-way; portion of the SE1/4 of SW1/4 less Lot H3R, less Elks Crossing and less right-of-way, located in Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the southwest corner of aforementioned Section 16, being monumented by a rebar and plastic cap stamped "LS9213"; Thence North 30°39'40" East, 1757.23 feet to a rebar and plastic cap stamped "LS9213" monumenting the northwest corner of Lot 1, Block 8 of Elks Crossing and the point of beginning; Thence (1) North 30°39'40" East, 181.06 feet to the beginning of a non-tangent curve; Thence (2) on a curve turning to the left with an arc length of 108.31 feet, with a radius of 784.00 feet, with a chord bearing of N35°07'15"E, with a chord length of 108.23 feet to a point of non-tangency; Thence (3) South 74°40'56" East, 592.39 feet to a point of non-tangency; Thence (4) South 57°40'07" East, 75.85 feet to a point of non-tangency; Thence (5) South 3°34'13" West, 287.26 feet to a point of non-tangency; Thence (6) South 29°28'18" West, 232.42 feet to a point of non-tangency; Thence (7) South 11°58'38" West, 203.72 feet to a point of non-tangency; Thence (8) North 41°27'27" West, 654.02 feet to a point of non-tangency; Thence (9) North 50°52'42" West, 263.63 feet to the point of beginning
Community Planning & Development Services  
300 Sixth Street  
Rapid City, SD 57701

RE: Initial Planned Development - Letter of Intent  
Elks Crossing Townhomes – Proposed Lot 2, Block 8, Elks Crossing Subdivision, Rapid City, South Dakota  
(See attached metes and bounds description for a more accurate legal description)

Dear Current Planner:

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 development located on the proposed Lot 2, Block 8, Elks Crossing Subdivision, Rapid City, South Dakota.

Included with this submittal are:

1. Application & fee
2. Vicinity Map
3. Development Layout and Phasing Plan
4. Conceptual Building Elevations

The initial planned development is planned for the entirety of the property legally described as proposed Lot 2, Block 8, Elks Crossing Subdivision, Rapid City, South Dakota. Please see attached metes and bounds for a more accurate description.

Project Background:
The proposed development contains 66 units, which are situated on approximately 8.5 acres. The site improvements will include storm sewer, water, and sewer mains, services, road networks, parking areas, and related improvements to facilitate the use of 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:
Please reference the attached site plan and typical residential elevation views. The proposed construction of the buildings are as follows:

- Three – One-bedroom six-plex (18 units)
- Two – Two-bedroom duplex (4 units)
- Eleven – Two-bedroom four-plex (44 units)
- One leasing office

A total of 16 structures and 66 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 Marlin Drive.

Currently, the property is zoned Medium Density Residential (MDR). The current density allowed per the MDR zoning classification for this property is 243 units. The development, as proposed, has 66 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 throughout the site. 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 recently constructed near this part of town and the future businesses as the City continues to grow.

The development will aid in the mixture of the lot/rental price ranges that are desperately needed in Rapid City and help create a neighborhood demographic that represents a large segment of our population and creates a more livable and enjoyable neighborhood. This site will maintain 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.

**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 22.5% for the proposed development, which is lower than the maximum allowed 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. Also, the applicant provides many amenities as listed above, including vast tracts of dedicated open space and interconnected walkways mitigate the effects of the increased density.

**Lot Area:**
See attached site plan. The lot is 8.499 Acres, larger than the minimum lot area required for the proposed development of 264,000 sq. ft. or approximately 6.06 acres.

**Sanitary Sewer, Water, and Storm Water:**
See design reports prepared for the subdivision. Adequate water pressure for normal operations and fire flows are provided to the site, which is served by the City of Rapid City. Off-site stormwater quantity and quality improvements are located to the north of this site with conveyance elements located to the north and east of this site.

Sanitary sewer in this area of town has been a concern in the past. One segment of sanitary sewer, at a particularly flat slope, exists within the Elks Country Estates Subdivision. It is worth noting that this site has always been planned to flow to this part of the Elks Country Estates Subdivision and cannot be diverted. Currently, wastewater from Elks Crossing Phase 4 (42 single-family homes) flows through the flat segment of sanitary sewer located on Willowbend Drive. The sanitary sewer on E Minnesota St is being extended to Jolly Lane, which will divert wastewater away from the flat segment. This will offset the added wastewater flow from this project.

**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 conceptual building elevations.

**Building Height:**
The proposed buildings are one story and will be no taller than 20’ as measured according to the Rapid City Code. Current zoning allows for a maximum height of 35’ or 3 stories.
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.

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 excellent community project. Please do not hesitate to call if you have any questions.

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

Kyle Hibbs PE
Enclosures

cc: Fletcher Lacock, City of Rapid City
    Renee Catron, KTM Design Solutions, Inc.

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AUG 26 2020
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT