

Case No. 20PD033

Legal Description:

Lot 1, Lot 2 and Lot 3 of Block 3 of Marlin Drive Commercial Park, located in Sections 16 and 17, T1N, R8E, BHM, Rapid City Pennington County, South Dakota



KTM DESIGN SOLUTIONS, INC.

628 ½ Sixth Street

Rapid City, SD 57701

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Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701

RE: Initial Planned Development - Letter of Intent
Marlin Drive Townhomes – Lot 1, 2 & 3, Block 3, Marlin Drive Commercial Park, Section 16 & 17, T1N, R8E,
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 an Initial Planned Development for the proposed development located at 2617 & 2631 Marlin Drive, 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

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OCT 11 2020
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

The initial planned development is planned for the entirety of the property legally described at Lot 1, 2 & 3, Block 3, Marlin Drive Commercial Park, Section 16 & 17, T1N, R8E, Rapid City, South Dakota.

Project Background:

The proposed development contains 70 units, which are situated on approximately 8.61 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.

Building Use and Zoning:

Please reference the attached site plan and typical residential elevation views. The proposed construction of the buildings are as follows:

- Seven – One-bedroom six-plex (42 units)
- Six – Two-bedroom four-plex (24 units)
- One – One bedroom four-plex

A total of 14 structures and 70 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 and East Minnesota Street.

Currently, the property is zoned Office Commercial (OC). The current density allowed per the OC zoning classification for this property is 246 units. The development, as proposed, has 70 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 23.8% 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 8.61 acres, larger than the minimum lot area required for the proposed development.

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 northeast of this site and storm sewer stubbed into the site to account for conveyance.

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.

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.

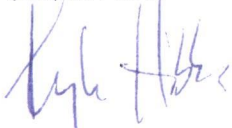
Summary of Exceptions:

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



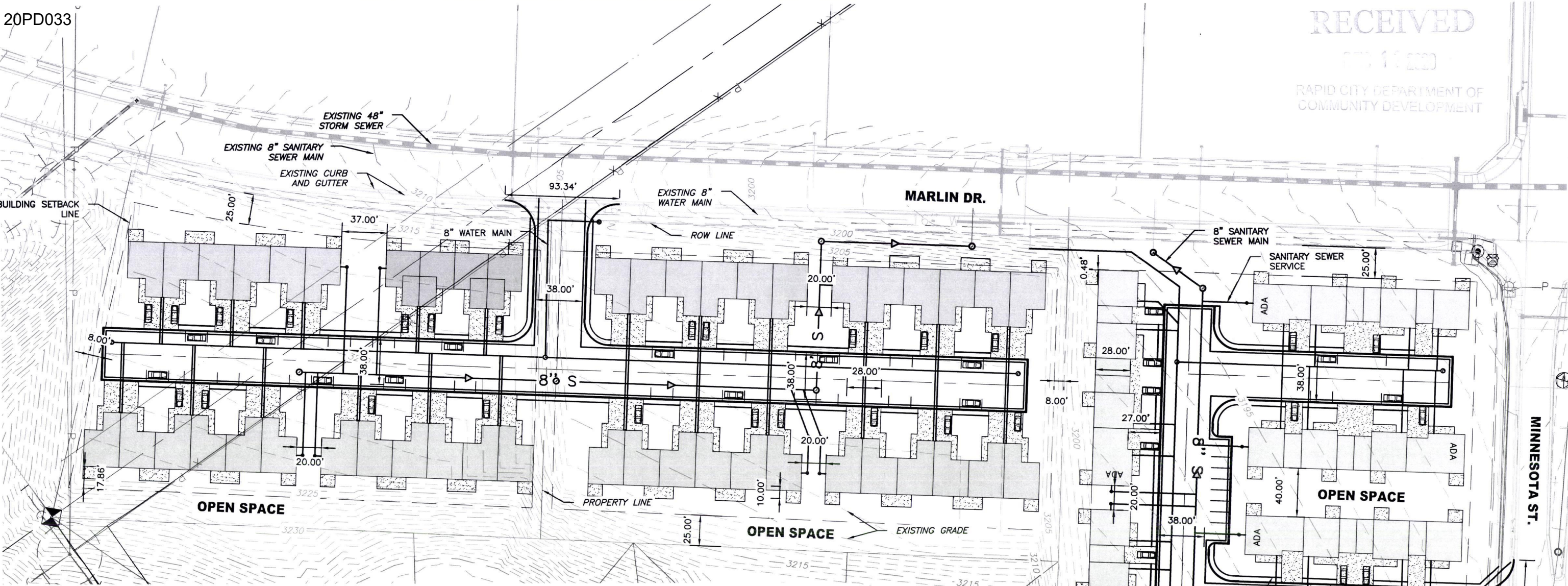
Kyle Hibbs, PE
Enclosures

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DEC 11 2023

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

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



SITE LAYOUT NOTES
LEGAL: PROPOSED LOT 1, LOT 2 AND LOT 3 OF BLOCK 3, MARLIN DRIVE COMMERCIAL PARK SUBDIVISION, SEC. 16 AND 17, T1N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA
8.22 ACRES±; 358,063 SQ. FT±

ZONING: OFFICE COMMERCIAL DISTRICT

UNIT COUNT:
ONE BEDROOM 4-PLEX : 1 BLDG (4 UNITS)
ONE BEDROOM 6-PLEX: 7 BLDG (42 UNITS)
TWO BEDROOM 4-PLEX: 6 BLDG (24 UNITS)

MINIMUM SETBACKS:
FRONT = 25'; SIDE = 8'; BACK = 25' - ACCESSORY - 5'

LOT COVERAGE
MAXIMUM PERMISSIBLE = 40%
PROPOSED = 23.79%

LOT SIZE REQUIREMENT
4,000 SF PER TOWNHOME UNIT - 70 UNITS TOTAL
MINIMUM REQUIRED LOT SIZE = 280,000 SF

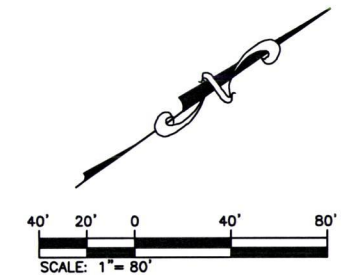
PARKING REQUIREMENTS:
RAPID CITY REQUIREMENTS
2 SPACES PER UNIT
TOTAL REQUIRED = 140 SPACES

TOTAL SPACES PROVIDED = 186 SPACES

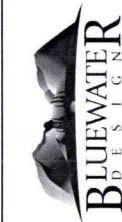
OPEN SPACE REQUIREMENTS:
600 SF PER UNIT
OPEN SPACE REQUIRED = 42,000 SF
OPEN SPACE PROVIDED = 52,000 SF±

HEIGHT REQUIREMENTS:
NOT TO EXCEED 2.5 STORIES OR 35 FEET
ALL BUILDINGS TO BE ONE STORY

STREET CLASSIFICATION:
MARLIN DRIVE - COLLECTOR STREET
MINNESOTA ST-COLLECTOR STREET



**PRELIMINARY
FOR REVIEW ONLY**



406 - 697 - 2173
travis@bluewaterdesign.com

Orchard Meadows Townhomes
6 PLEX - 1 bed / 1 bath
BUILDINGS - Rapid City, South Dakota

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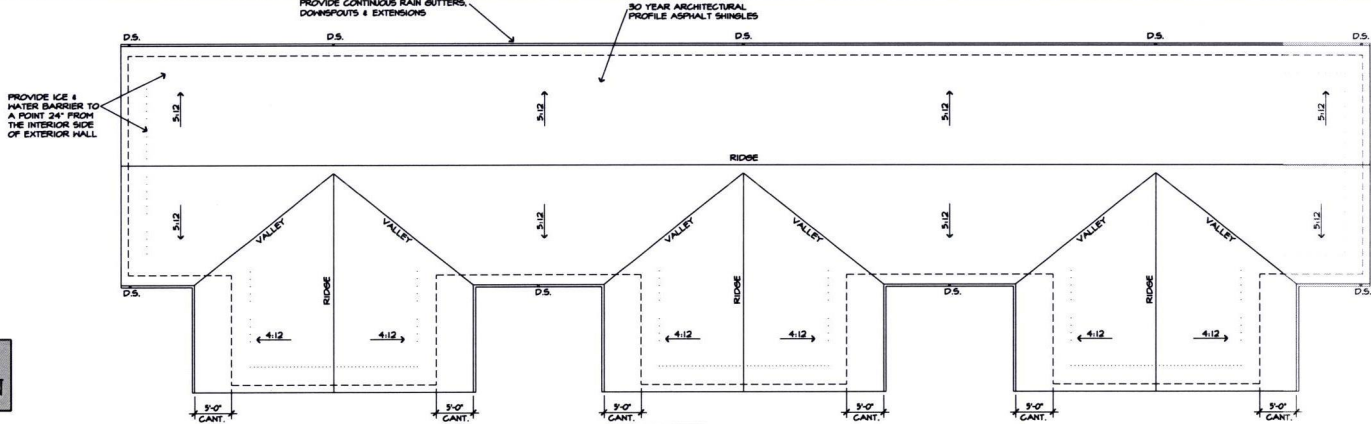
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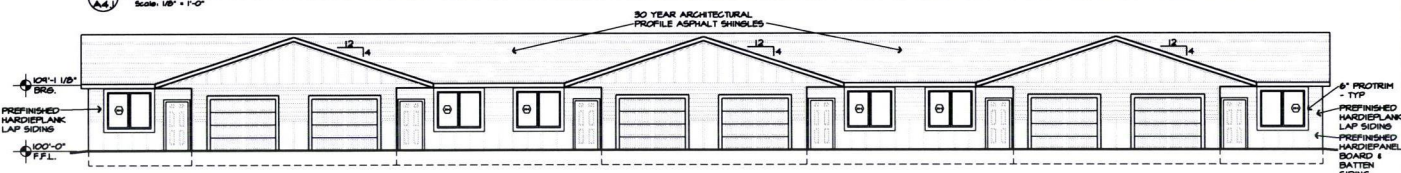
ROOF PLAN
EXTERIOR ELEVATIONS

A4.1

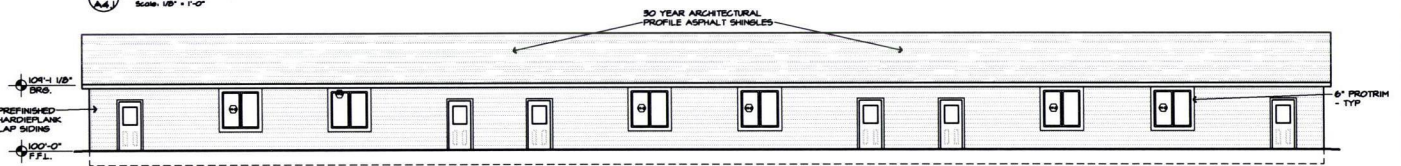
PRELIMINARY
NOT FOR CONSTRUCTION



1 ROOF PLAN
Scale: 1/8" = 1'-0"



2 FRONT ELEVATION
Scale: 1/8" = 1'-0"



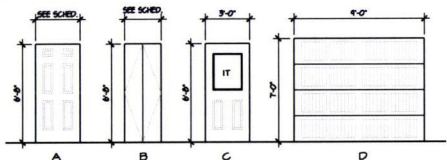
3 REAR ELEVATION
Scale: 1/8" = 1'-0"

DOOR & FRAME SCHEDULE											
OPN. NO.	TYPE	WIDTH	HEIGHT	THICK.	TYPE	FINISH	DETAILS	REMARKS			
A-1	-	3'-0"	6'-8"	1-3/4"	A	SC	HD 1 7/7 7/7 8/				
A-2	-	3'-0"	6'-8"	1-3/4"	A	NC	HD 2 7/7 7/7 8/				
A-3	30	2'-4 1/2"	6'-8"	1-3/4"	A	SC	HD 3 7/7 7/7 8/	SELF CLOSING SELF LATCHES			
A-4	-	3'-0"	6'-8"	1-3/4"	C	SC	HD 4 7/7 7/7 8/				
A-5	-	3'-0"	6'-8"	1-3/4"	B	NC	HD 5 7/7 7/7 8/				
A-6	-	3'-0"	6'-8"	1-3/4"	B	NC	HD 6 7/7 7/7 8/	PROVIDE LOOP HANDLES ON BIFOLD DOORS			
A-7	-	4'-0"	7'-0"	-	D	STL	-				
A-8	-	2'-4"	6'-8"	1-3/4"	A	NC	HD 8 7/7 7/7 8/				

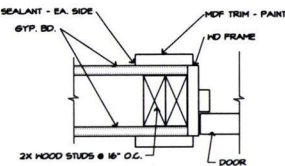
NOTE: PROVIDE LOOP HANDLES ON BIFOLD DOORS

HARDWARE SCHEDULE											
GROUP NO.	PRODUCT DESCRIPTION	SIZE	MFG. MODEL NO.	QTY.	FINISH	REMARKS					
1	WSP HINGES	4 1/2" x 4 1/2"	HANGER 88327H	8	UB						
	LOCK - DEADBOLT		HANGER 808	1	UB						
	THRESHOLD	36"	HANGER 455	1	ALUM.						
	PRIVACY LATCH		HANGER 268H	1	UB						
2	WSP HINGES	4 1/2" x 4 1/2"	HANGER 88327H	8	UB						
	PRIVACY LATCH		HANGER 3440	1	UB						
	WALL STOP		HANGER 268H	1	UB						
3	BIFOLD HARDWARE SET		HANGER 9310	1	UB						

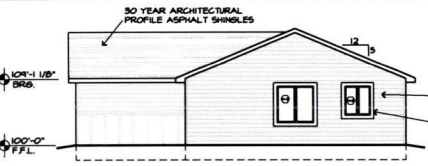
NOTE: ALL HARDWARE TO BE LEVER OPERATED



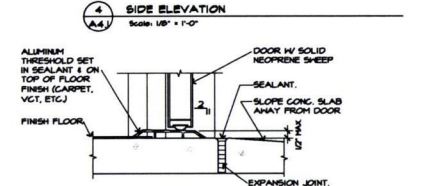
4 DOOR ELEVATIONS
Scale: 1/4" = 1'-0"



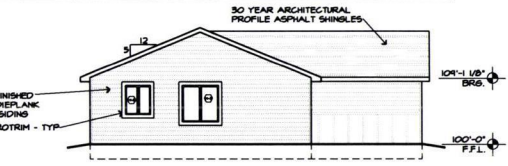
5 JAMB DETAIL (HEAD SIM)
Scale: 3/4" = 1'-0"



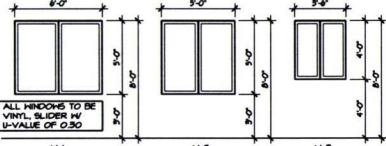
6 SIDE ELEVATION
Scale: 1/8" = 1'-0"



7 EXTERIOR THRESHOLD DET.
Scale: 3/4" = 1'-0"

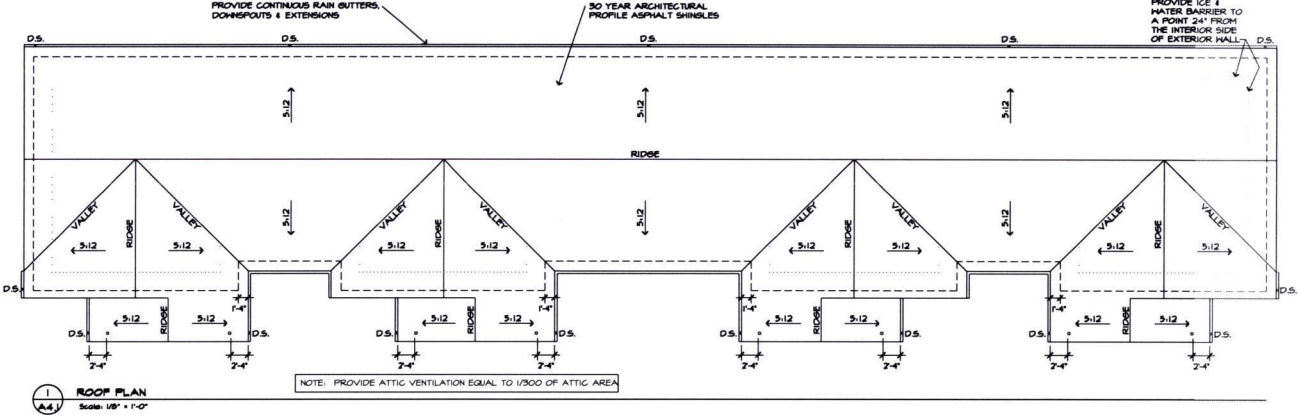


8 SIDE ELEVATION
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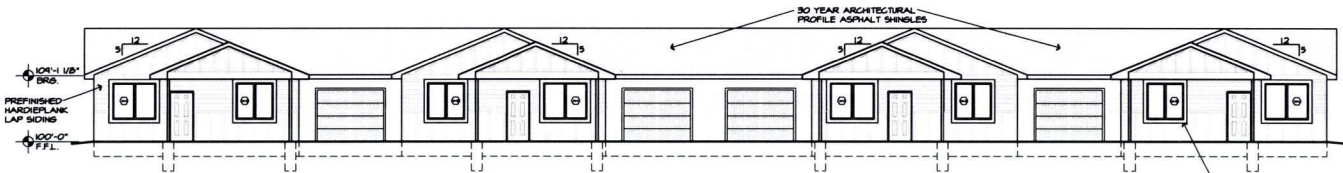


9 WINDOW ELEVATIONS
Scale: 1/4" = 1'-0"

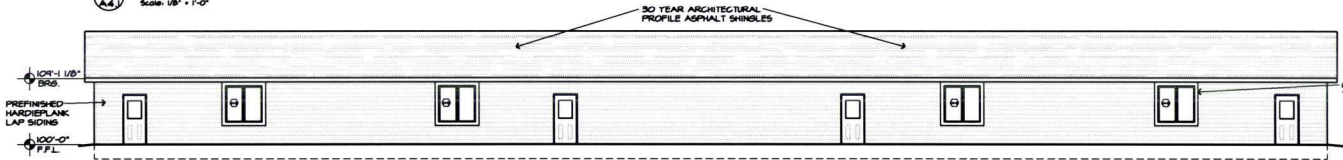
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1 ROOF PLAN
Scale: 1/8" = 1'-0"



2 FRONT ELEVATION
Scale: 1/8" = 1'-0"



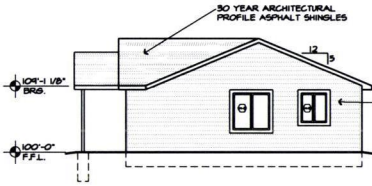
3 REAR ELEVATION
Scale: 1/8" = 1'-0"

DOOR & FRAME SCHEDULE											
ORIG. NO.	FIN. NO.	SIZE	TYPE	FRAME	FINISH	DETAILS	REMARKS				
A-1	3'-0"	6'-8"	1-3/4"	A	SC	HD 1 1/2" 6"	-	1	1	1	1
A-2	3'-0"	6'-8"	1-3/4"	A	HC	HD 2 1/2" 6"	-	1	1	1	1
A-3	3'-0"	6'-8"	1-3/4"	B	HC	HD 2 1/2" 6"	-	1	1	1	1
A-4	3'-0"	6'-8"	1-3/4"	C	SC	HD 1 1/2" 6"	-	1	1	1	1
A-5	3'-0"	6'-8"	1-3/4"	A	HC	HD 2 1/2" 6"	-	1	1	1	1
A-6	2'-4"	6'-8"	1-3/4"	A	HC	HD 2 1/2" 6"	-	1	1	1	1
A-7	4'-0"	1'-0"	-	D	STL	-	-	-	-	-	-

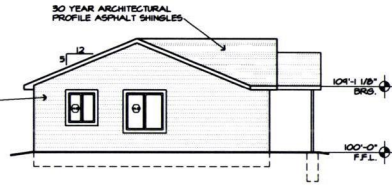
NOTE: PROVIDE LOOP HANDLES ON BIFOLD DOORS

HARDWARE SCHEDULE											
GROUP	NO.	PRODUCT DESCRIPTION	SIZE	TYPE	MODEL NO.	TRIM	FINISH	REMARKS			
1	1	WP HINGES	4-3/4" 4-3/4"	HANGER	BR27H	3	USB				
	2	LOCK - DEADBOLT	HANGER	260		1	USB				
	3	THRESHOLD	36"	HANGER	455		ALUM				
	4	HALL STOP	HINGER	258H		1	USB				
2	1	HINGES	4-3/4" 4-3/4"	HANGER	BR27H	3	USB				
	2	PRIVATE LATCH	HANGER	BR40		1	USB				
3	1	BIFOLD HARDWARE SET	HANGER	4910		1	USB				

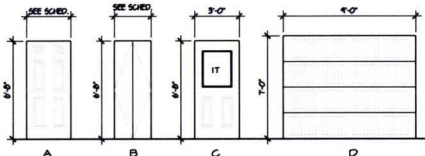
NOTE: ALL HARDWARE TO BE LEVER OPERATED



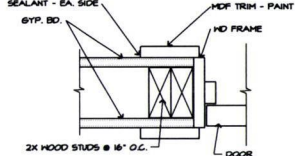
4 SIDE ELEVATION
Scale: 1/8" = 1'-0"



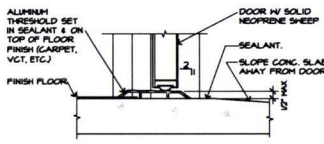
5 SIDE ELEVATION
Scale: 1/8" = 1'-0"



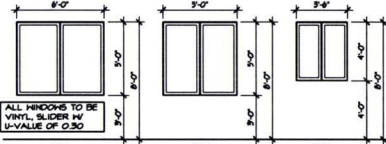
DOOR ELEVATIONS
Scale: 1/4" = 1'-0"



7 JAMB DETAIL (HEAD SIM)
Scale: 3" = 1'-0"



6 EXTERIOR THRESHOLD DET.
Scale: 3" = 1'-0"



WINDOW ELEVATIONS
Scale: 1/4" = 1'-0"

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travis@bluewaterdesign.com

Orchard Meadows Townhomes
4 PLEX - 2 bed / 1 bath
BUILDINGS - Rapid City, South Dakota

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DATE: 04/04/2020
DRAWN BY: THM

REVISIONS:

ROOF PLAN
EXTERIOR ELEVATIONS

A4.1