Case No. 21PD007

Legal Description:

Lot 2 of Block 8 of Elks Crossing Subdivision, located in Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Community Planning & Development Services  
300 Sixth Street  
Rapid City, SD 57701

RE: Final 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 a Final 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. Site Grading and Utility Plans  
4. Landscaping Plans  
5. Project Design Report  
6. Conceptual Building Elevations

The final 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 sited 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 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:
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.

CIVIL ENGINEERING ☑ LAND PLANNING ☑ CONSTRUCTION ADMINISTRATION
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 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 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 which are a drain on our hard earned tax dollars.

**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. In addition, the applicant will be providing provided 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 storm water 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.

**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 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, PE
Enclosures

cc: Fletcher Lacock, City of Rapid City
    Renee Catron, KTM Design Solutions, Inc.
ENGINEER'S NOTES

SITE PLAN

20-1120
KTM XXX 2020
Internal Job No:
Surveyed By: Survey Date:

ELKS CROSSING TOWNHOMES
RAPID CITY, SOUTH DAKOTA

Drawn By: Designed By:

FEBRUARY 23, 2021

SHEET NO.

REVIEWS:

PRELIMINARY FOR REVIEW ONLY

11" X 17" PLAN SET

CITY OF RAPID CITY

Plans are reviewed for general conformance with applicable governmental regulations, stipulations, design criteria and engineering standards. The City of Rapid City does not certify the suitability, adequacy or completeness of the plans or design, which are the responsibility of the Engineer of Record. All necessary permits shall be obtained prior to construction of the proposed public improvements.

Comments

2-23-2021 FINAL PD SUBMITTAL

JAYHAWKS WAY
TARHEELS LOOP
MARLIN DRIVE

SITE LAYOUT NOTES

LEGAL: PROPOSED LOT 2, BLOCK 8, ELKS CROSSING SUBDIVISION, SEC. 9, T1N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA 8.499 ACRES±; 370,213 SQ. FT±

ZONING: MEDIUM DENSITY RESIDENTIAL TOWNHOME DEVELOPMENT

UNIT COUNT:
ONE BEDROOM 6-PLEX: 3 BLDG (18 UNITS)
TWO BEDROOM 2-PLEX: 2 BLDG (4 UNITS)
TWO BEDROOM 4-PLEX: 11 BLDG (44 UNITS)

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

LOT COVERAGE
MAXIMUM PERMISSIBLE = 40%
PROPOSED = 23.0%

LOT SIZE REQUIREMENT
4,000 SF PER TOWNHOME UNIT - 66 UNITS TOTAL
MINIMUM REQUIRED LOT 925 X 244,000 SF

PARKING REQUIREMENTS:
RAPID CITY REQUIREMENTS
2 SPACES PER UNIT
TOTAL REQUIRED = 132 SPACES
ACCESSIBLE SPACES PROVIDED = 5 SPACES
TOTAL SPACES PROVIDED = 144 SPACES

OPEN SPACE REQUIREMENTS:
600 SF PER UNIT
OPEN SPACE REQUIRED = 39,600 SF
OPEN SPACE PROVIDED = 52,000 SF±

HEIGHT REQUIREMENTS:
NOT TO EXCEED 2 STORIES OR 35 FEET ALL BUILDINGS TO BE ONE STORY

STREET CLASSIFICATION:
MARLIN DRIVE - COLLECTOR STREET

21PD007
PLANT SCHEDULE

TREES
ACE GN
Acer ginnala
PT
Populus tremuloides
TS
Tilia americana 'Boulevard'

DECIDUOUS TREES
GS
Gleditsia triacanthos inermis 'Shademaster' TM
GYM DIO
Gymnocladus dioica 'Espresso'

CONIFERS
PB
Picea glauca densata
PP
Pinus ponderosa

GROUND COVERS
PF
SEEDED TURF

COMMON NAME
Amur Maple
Quaking Aspen
Boulevard Linden
Shademaster Locust
Kentucky Coffeee
Black Hills Spruce
Ponderosa Pine

SIZE
1.5' Cal.
1.25' Cal.
2' Cal.
2' Cal.
1.5' Cal.
1.103
1.103
1.103

CONTAINER
B&B
B&B
B&B
B&B
B&B
B&B
B&B

QTY
19
32
2
7
4
18
6

DETAIL
1/1.103
1/1.103
1/1.103
1/1.103
1/1.103
1/1.103
1/1.103

AREAS TO RECEIVE WEED BARRIER
AND MINERAL ROCK MULCH

STEEL LANDSCAPE EDGER

DEVELOPED PROPERTY S.F. 370,214 S.F.
STRUCTURE S.F. 84,387 S.F.
LANDSCAPE POINTS REQUIRED 285,827 POINTS

DESCRIPTION
TURF AREA
LARGE TREES-DECIDUOUS
MEDIUM TREES-DECIDUOUS
LARGE TREES-CONIFEROUS

UNITS/PTS GIVEN
19,230 S.Y. @ 10 PTS/S.Y.
12 @2000 PTS EA.
52 @1000 PTS EA.
24 @2000 PTS EA.

172,061
24,000
52,000
48,000

TOTAL
296,061 POINTS
GENERAL PLANTING NOTES

1. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. AVOID ALL DAMAGE TO UTILITIES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE INSTALLATION.

2. LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN FROM THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY TO REQUEST EXACT FIELD LOCATION OF THE UTILITY.

3. NO PLANT OR CULTIVAR SUBSTITUTION WILL BE ACCEPTABLE WITHOUT WRITTEN APPROVAL BY THE PROJECT ENGINEER.

4. PRIOR TO CONSTRUCTION, SET OUT ALL OR STAKE PLANT LOCATIONS FOR REVIEW BY THE PROJECT ENGINEER.

5. ALL TREES SHALL BEAR THE SAME RELATIONSHIP TO PLANTED GRADE AS IN THE NURSERY.

6. EXERCISE CARE IN THE INSTALLATION OF ALL PLANTING MATERIAL. ANY PLANT MATERIAL INJURED OR DESTROYED WILL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

7. ALL PLANTING SOURCES SHALL BE FROM LIKE CLIMATES AND SOIL CONDITIONS AS THE PROJECT. NOTIFY THE OWNER'S REPRESENTATIVE IF PLANTING SOURCES ARE OUTSIDE OF A 300 MILE DISTANCE.

8. THE CONTRACTOR SHALL REVIEW THE GEO-TECHNICAL REPORT PREPARED.

9. THE LANDSCAPE AND/OR PLANTING CONTRACTOR SHALL REVIEW THE GRADING PLAN TO UNDERSTAND FINISHED GRADES FOR BEDS AND SLOPE AWAY FROM THE BUILDING.

10. CAREFULLY MAINTAIN AN EVEN FINISHED GRADE TO INSURE PROPER SURFACE DRAINAGE. WITH RIDGES AND DEPRESSIONS REMOVED.

10.1. ALL AREAS SHALL BE FREE DRAINING, PONDING WILL NOT BE ACCEPTABLE.

10.2. ROCKS LARGER THAN 3-INCHES SHALL BE REMOVED PRIOR TO SEED APPLICATION.

11. ALL TREES TO RECEIVE 6 FOOT TREE RING EDGERS.

12. MINERAL ROCK MULCH SIZE AND TYPE TO BE DETERMINED BY OWNER.

13. WEED BARRIER TO BE DÉWITT PRO 5 OR APPROVED EQUAL.