Case No. 21PD021

Legal Description:

Lot J of North Valley Park Subdivision, located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
Community Planning & Development Services  
300 Sixth Street  
Rapid City, SD 57701

RE: Initial Planned Development - Letter of Intent  
Johnson Ranch Townhome Development – Lot J, Johnson Ranch Park 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 an Initial Planned Development for the proposed development located at 865 North Valley 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

The initial planned development is planned for the entirety of the property legally described at Lot J, Johnson Ranch Park Subdivision, Rapid City, South Dakota, Section 32, T2N, R8E, Rapid City, South Dakota.

Project Background:
The proposed development contains 66 units, which are situated on approximately 11.73 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:

- Three – One-bedroom six-plex (18 units)  
- Nine – Two-bedroom four-plex (36 units)  
- Three – One bedroom four-plex (12 units)

A total of 15 structures and 66 units will be provided with this development.

Currently, the property is zoned Medium Density Residential (MDR). The development, as proposed, has 66 units, less than what is permissible in the current zoning type.

The applicant has provided many amenities, as listed above, including large areas 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 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.

**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 15.85% 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.

**Lot Area:**
See attached site plan. The lot is 11.73 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 north of this site and storm sewer stubbed into the site to account for conveyance.

**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.

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.
SITE LAYOUT NOTES
LEGAL: PROPOSED LOT 3, NORTH VALLEY PARK SUBDIVISION, SEC. 32, T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA 11.73 ACRES; 511,144 SQ. FT.
ZONING: MEDIUM DENSITY RESIDENTIAL

UNIT COUNT:
- TWO BEDROOM 4-PLEX: 9 BLDG (36 UNITS)
- ONE BEDROOM 6-PLEX: 3 BLDG (18 UNITS)
- ONE BEDROOM 4-PLEX: 3 BLDG (12 UNITS)

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

LOT COVERAGE:
- MAXIMUM PERMISSIBLE = 40%
- PROPOSED = 15.85%

LOT SIZE REQUIREMENT:
- 4,000 SF PER TOWNHOME UNIT - 66 UNITS TOTAL
- MINIMUM REQUIRED LOT SIZE = 264,000 SF

PARKING REQUIREMENTS:
- RAPID CITY REQUIREMENTS
- 2 SPACES PER UNIT
- TOTAL REQUIRED = 132 SPACES
- TOTAL SPACES PROVIDED = 162 SPACES

OPEN SPACE REQUIREMENTS:
- 600 SF PER UNIT
- OPEN SPACE REQUIRED = 39,600 SF
- OPEN SPACE PROVIDED = 211,166 SF

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

STREET CLASSIFICATION:
- NORTH VALLEY DRIVE - COLLECTOR STREET

RECEIVED
APR 30 2021
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
PRELIMINARY
FOR REVIEW ONLY