REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS

PROJECT: Shepherd Hills South Subdivision

DATE: 9/27/2021

SUBMITTED BY: KTM Design Solutions - Mike Stetson
(Include Name, Company Name, Email Address & Phone Number)
mikes@ktmdsi.com (605)-791-5866

PIN #: 2132400004

LEGAL DESCRIPTION: A portion of the S1/2 of the NE1/4 less Menard Subdivision less North Park Subdivision, a portion of the NW1/4 of the SE1/4 less Menard Subdivision, less Shepherd Hills Subdivision, and less right-of-way and a portion of the NE1/4 of the SE1/4 less Shepherd Hills Subdivision and less right-of-way, all located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION 2.6 STD / CRITERIA / REG CRITERIA
DESCRIPTION OF REQUEST: To allow 127 dwelling units with one point of access.

JUSTIFICATION:
The Shepherd Hills Master Plan includes future street looping. The Master Plan is consistent with the adopted major street plan and contains additional internal street looping. Shepherd Hills South consist of 38 additional lots to the already 89 dwelling units to have a total of 127 dwelling units with one point of access. A mass grading project for Shepherd Hills South will be completed prior to Shepherd Hills Phase 1 subdivision will be completed. Once the first phase of Shepherd Hills South is completed the next phase will be to extend East Anamosa Street and connect to Diamond Ridge Boulevard to proved a second point of access.

SUPPORTING DOCUMENTATION:

PROPERTY OWNER’S SIGNATURE: Yes No
**Or Agent, if previously designated by the Owner in writing.
DATE: 10-25-21

STAFF COMMENTS: 2nd access is currently being worked on as grading of E. Anamosa has been bid and will be paid for as part of T10

STAFF RECOMMENDATION: Approve

REVIEWED BY: 10/27/21

AUTHORIZATION:

☐ APPROVED ☐ DENIED

COMMUNITY PLANNING DIRECTOR

☐ APPROVED ☐ DENIED

PUBLIC WORKS DIRECTOR

DATE: 10-27-21

FILE #: A16X169

ASSOCIATED FILE#: 

Copy to Utility Maintenance: Copy to Water: Copy to Waste Water: Copy to Streets: Copy to Traffic: Copy to Construction: