Case No. 22PD013

Legal Description:

The NW1/4 of the NE1/4 less McMahon Industrial Park Subdivision #2 and less right-of-way; and the SW1/4 of the NE1/4 less Dollar General Subdivision, less Lot H3 and Less right-of-way of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
North Rapid Indigenous School and Community
Planned Development Letter of Intent

11 March 2022

Introduction
At the heart of the North Rapid Indigenous School and Community Site project is the Oceti Sakowin Community Academy, a 135,000 SF single story K-12 school, which is an allowable conditional use within Medium Density Residential (current zoning). This school will be located centrally on the site with residential developments located both to the north and south on the site. The property will be developed as a single parcel and preserve the area along Haines for potential rezoning to general commercial. The planned connector road right of way will be established from Northridge Road and to the East property line to align with Neva Way, per long range planning. This road is proposed to be named Oceti Sakowin Way, named after the school. Southern residential development will include townhouses to the South of Oceti Sakowin Way and Apartments to the North. The North Development, accessed from Country Road will include both town houses and single family residential. The area along Haines is being preserved for potential rezoning to general commercial to extend the commercial corridor already present along Haines Avenue and creating a vibrant community (Refer to phasing plan on page 22 of project narrative).

Proposed Use
There are three primary uses proposed for the site, a School, Residential and Daycare. The total development will include a 135,000 SF K-12 School (allowed as a conditional use to Medium Density Residential Zoning), 12 single family homes, 36 town homes, 79 apartments within three 3-story buildings, and a 10,000 SF daycare at the ground floor of one of the apartment buildings. The open space on the site will be utilized as a land-based learning amenity and other need of the school, including outdoor classrooms, restored natural landscapes, an outdoor star gazing space, an outdoor performance space for school activities and graduations, and a loop trail for pedestrian connectivity to all areas of the site and school cross-country meets. A detailed description of all uses may be found in the submitted project narrative.

Exceptions
The Planned Development for this site requests the following conditional uses and variances:

1. **Exception #1**: Conditional use permitting for a K-12 School, which is allowed under current zoning.
   **Justification #1**: Current MDR zoning allows a K-12 School under a CUP.

2. **Exception #2**: Conditional use permitting for daycare facility and variance to include this use within a mixed-use apartment building.
   **Justification #2**: The daycare will serve many families on the site incorporating it within a proposed apartment building as a mixed-use will be in alignment with the overall goals for the project and does not have any negative impacts on surround properties. Daycares are allowable under a CUP in current MDR zoning.

3. **Exception #3**: Increase building height maximum to 45 feet for three-story apartment buildings to allow for the variation in topographic change, acceptable ceiling heights for an apartment building, and to allow for buildings to be raised up to an appropriate finished floor elevation for connection to utilities.
   **Justification #3**: The proposed structures will be 3-stories tall, which is allowed under current MDR zoning, and we believe due to the size of the site and the 280’ distance from the Haines property line of these structures from Haines Ave that the increased building height will not have a negative visual impact the Haines Avenue corridor or surrounding residents. Furthermore, the scale of these structures will be compatible with other larger commercial type buildings along the Haines Ave Corridor. Visuals have been generated (page 20 of the project narrative) showing the building massing and how surrounding areas will not be impacted.

Conclusion
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This development and proposed uses and amenities and an excellent addition to North Rapid and the surround community. The project will bring many families into the community, whom will be invested in the overall success of the area. Education facilities are known to grow communities and cities in a positive way both socially and economically. The surrounding housing development directly helps to provide more housing opportunities and options for the local Rapid City residents. The housing is intended to be designed affordably and marketed towards teachers, school administrators, and local blue collar workers.
PROJECT PHASING

Site development will occur incrementally in three major zones / phases to prioritize near-term goals of beginning school construction and providing housing:

1) Southern zone - accessed from Haines Avenue
   Including: Initial build-out of infrastructure, OSCA K-6 School, housing, and site readiness / restoration; and

2) Northern zone - accessed from Country Road
   Including: Completion of OSCA 7-12 School, housing and final sustainability measures; and

3) Future Rezoning for General Commercial Development, continuing the existing commercial corridor is expected, but a lower priority for the development.

Areas intended for landscape restoration shall be off limits to all construction traffic during every phase. Students will begin land based learning and restoration activities in preserved areas even if a temporary school facility is located off-site. Some examples of learning opportunities that will start immediately are as follows:

- Biological analog development
- Plant species identification and invasive removal
- Star knowledge teaching
- Storytelling

22 OCETI SAKOWIN COMMUNITY ACADEMY VISION PLAN
NORTH RESIDENTIAL COMMUNITY DEVELOPMENT

A. Townhouse Unit
B. Single Family House
C. Commons / Gathering Pavilion
D. Playground
E. Basketball Court
F. Garden
G. Trail Loop
SOUTH RESIDENTIAL COMMUNITY DEVELOPMENT

A. Townhouse Units
B. Commons / Gathering Pavilion
C. Playground
D. Basketball Court
E. Garden
F. Mixed-Use - Daycare and Apartments
G. Apartments
H. Apartment Parking
I. Greenway / Trail Loop
J. Future Rezoning - Commercial Development