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

PROJECT: Highpointe Ranch Phase 1c

DATE: 8/1/2022

SUBMITTED BY: Jeremy Schnell, KTM Design Solutions Inc.

PIN #: 3720200004

LEGAL DESCRIPTION: THAT PART OF THE E1/2 OF SECTION 20 LOCATED IN SIDE THE CITY OF RAPID CITY LIMITS;
LESS W1/2 SW1/4 NW1/4 NE1/4; LESS NW1/2 NW1/4 SW1/4 NE1/4; LESS HIGHPOINTE RANCH SUBDIVISION AND LESS HIGHPOINTE CRESCENT SUBDIVISION

EXCEPTION REQUESTED: SECTION 2.6 STD / CRITERIA / REG Rapid City IDC

DESCRIPTION OF REQUEST: To allow Cloud Peak Drive to serve as the single access point for more than forty dwelling units.

JUSTIFICATION:
See attached letter and phasing plan.

SUPPORTING DOCUMENTATION:

PROPERTY OWNER’S SIGNATURE**:

DATE:

**Or Agent, if previously designated by the Owner in writing:

STAFF COMMENTS:

STAFF RECOMMENDATION: Approve

REVIEWED BY: Engineering Division DATE: 8/1/22

AUTHORIZATION:

COMMITTEE PLANNING DIRECTOR

PUBLIC WORKS DIRECTOR

FILE #: 22 EXO97

ASSOCIATED FILE#:

Copy to Utility Maintenance: _____ Copy to Water: _____ Copy to Waste Water: _____ Copy to Streets: _____ Copy to Traffic: _____ Copy to Construction: _____
August 1, 2022

Engineering Services
300 Sixth Street
Rapid City, SD 57701

RE: Highpointe Ranch North Subdivision Phase 1C
KTM Project No. 16-817.11

Highpointe Ranch North Phase 1a/1b is an approved construction project which will create an additional 35 residential lots. As part of the approval process an exception for the 40 until rule was obtained. The developers now wish to construct Phase 1c which will add an additional 350 LF of Cloud Peak Drive and create 5 more single family residential lots. This increases the amount lots served from one access point and requires that a new exception be obtained. However, once phases 2 & 3 are constructed then the subdivision will be in compliance with section 2.6 of the Rapid City ICDM.

As part of the Development Engineering Process for Phase 1a/1b the developers have agreed to enter into a Wildfire Mitigation Plan with the City of Rapid City. The developers have also agreed to enter into a Covenant Agreement with the City so that all new residential structures located within Highpointe Ranch North contain a fire suppression system.

If you have questions or comments, please do not hesitate to contact us at (605) 791-5866.

Sincerely,

KTM DESIGN SOLUTIONS, INC.

Jeremy Schnell, PE
Enclosures