

Case No. 23PL070

Existing Legal Description:

Tract 1 of Century 21 Subdivision, less H1, H2, H3, right-of-way and less that portion Tract 1 lying south and west of E. Anamosa Street right-of-way, all located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lot 11 of Anamosa Crossing Subdivision



This Letter of Intent provides background information and describes the proposed Camden Heights Apartment Project and is specific to the City of Rapid City Department of Community Development Preliminary Subdivision Application and Initial Planned Development Application. A Planned Development Designation application has been included in the application submittals. A preliminary submittal meeting with the City of Rapid City Community Development Department was completed at the City's Main Office on March 24, 2023.

Elmington Capital specializes in developing affordable housing and has contracted to purchase land in Rapid City with the sole intent of providing affordable housing and is proposing to develop a multi-family apartment project at the Anamosa Crossing Subdivision Lots 1A, 2, 3, 4, & Proposed Lot 11 ("Property"). The Property is located at 1725 Camden Drive and the total land assemblage under contract consists of five (5) lots and totals nearly 28 acres. Lots 1A, Lot 2, Lot 3, Lot 4, and Lot 11 are depicted in the sheets attached.

The City of Rapid City previously approved a rezoning request to support the proposed project in Case #22RZ016, whereas Lots 1A, 2, 3, and 4 of Anamosa Crossing Subdivision were rezoned to Office Commercial.

Background

The proposed project will include six multi-family apartment buildings on the Property. In addition, the project will include a solar energy system to supply energy to the proposed affordable housing development. The solar energy system will be located on the northern portion of the unplatted balance of Tract 1, which is the proposed Lot 11 and is adjacent to Lots 1A, 2, 3, and 4. A preliminary subdivision plan is required prior to final platting.

To transfer the ownership of the unplatted balance of Tract 1 and to satisfy city zoning ordinances for the proposed solar energy system, the unplatted balance of Tract 1 will be platted into proposed Lot 11 of the Anamosa Crossing Subdivision. Once Lot 11 of the Anamosa Crossing Subdivision has been platted, a Consolidation Plat application will be submitted to incorporate existing Lots 1A, 2, 3, 4, and proposed Lot 11 to form a revised Lot 11R of the Anamosa Crossing Subdivision for the project. Any additional Right-of-Way (ROW) dedication required by the City will be completed by creating H-Lots prior to the Consolidation Plat submittal.

Preliminary Subdivision Plan

The platting of the unplatted balance of Tract 1 requires installation of public improvements within the ROW adjacent to the new lot boundary. There are four different existing ROWs adjacent to the unplatted balance of Tract 1. The four existing ROWs are Utica Street, East North Street, a Section Line ROW, and a small leg of 70 wide ROW perpendicular to East North Street.

The required public improvements are proposed within the existing Utica Street ROW along the western boundary of the site and no other improvements to the other ROWs are proposed other than to construct sidewalk within the East North Street ROW as shown on the submittal sheets.

Therefore, it is being requested that the requirement to construct public infrastructure improvements be waived along the portion of the property abutting East North Street ROW, Section Line ROW, and the small leg of 70 wide ROW perpendicular to East North Street.

The existing Utica Street ROW is unimproved adjacent to the western boundary of the site. A Black Hills Energy Substation is the only development along the unimproved existing ROW section. Public improvements within the existing Utica Street ROW were not improved at the time of this development and the ROW remains gravel with no utilities. As part of the project, Utica Street will be improved to a 26-foot-wide asphalt pavement section with curb and gutter and sidewalk along the eastern side. Utica Street will be constructed with a cul-de-sac at the dead end. Installation of sanitary sewer and water mains are also proposed along portions of Utica Street. These public utilities within Utica Street ROW do not need to be constructed to serve the proposed Camden Height Apartment Project. All public utility connections for the Apartments can be served from existing public infrastructure along Camden Drive and East Anamosa Street. Therefore, it is proposed to install a dry sanitary sewer in Utica Street to the dead-end cul-de-sac, as shown on the attached sheets. The nearest sanitary sewer connection point into the City's municipal sanitary sewer system is located east across the railroad tracks at Rushmore Crossing. It was determined that connecting the proposed sanitary sewer to the nearest municipal sanitary sewer system as described above was impractical and not feasible with the proposed development for affordable housing. It is our opinion that the additional costs to construct all public infrastructure requirements, in addition to what is shown on the attached sheets, shall not be the sole burden of Elmington Capital. A future connection to the municipal sanitary sewer can be constructed in the future by the Developer that is requiring a sanitary sewer connection.

All proposed improvements are shown on the attached sheets with this application. It is requested that the City clearly define all required public infrastructure improvements within the ROWs that will be required for the Engineering Development Review Submittal and to allow the Developer to estimate the cost impacts to the overall project with regards to Public Infrastructure Improvement to existing developed ROW.

Initial Planned Development

As part of the Community Development Applications process, an Initial Planned Development Application is also being submitted concurrently with the Preliminary Subdivision Plan. The Initial Planned Development is specific to the proposed apartment complex on the subject property.

Once Lot 11 of the Anamosa Crossing Subdivision has been platted, a Consolidation Plat application will be submitted to incorporate existing Lots 1A, 2, 3, 4, and proposed Lot 11 to form a revised Lot 11R of the Anamosa Crossing Subdivision for the project. Any additional ROW dedication required by the City will be completed by creating H-Lots prior to the Consolidation Plat submittal.

Preliminary site plans are included in this Initial Planned Development application showing the proposed development. The project will include six (6) multi-family apartment buildings across the upper portions of the site and a solar energy field on the northern slope. In addition, the project will include a solar

energy system to supply energy to the proposed affordable housing development. The solar energy system will be located on the northern portion of the unplatted balance of Tract 1 or Lot 11.

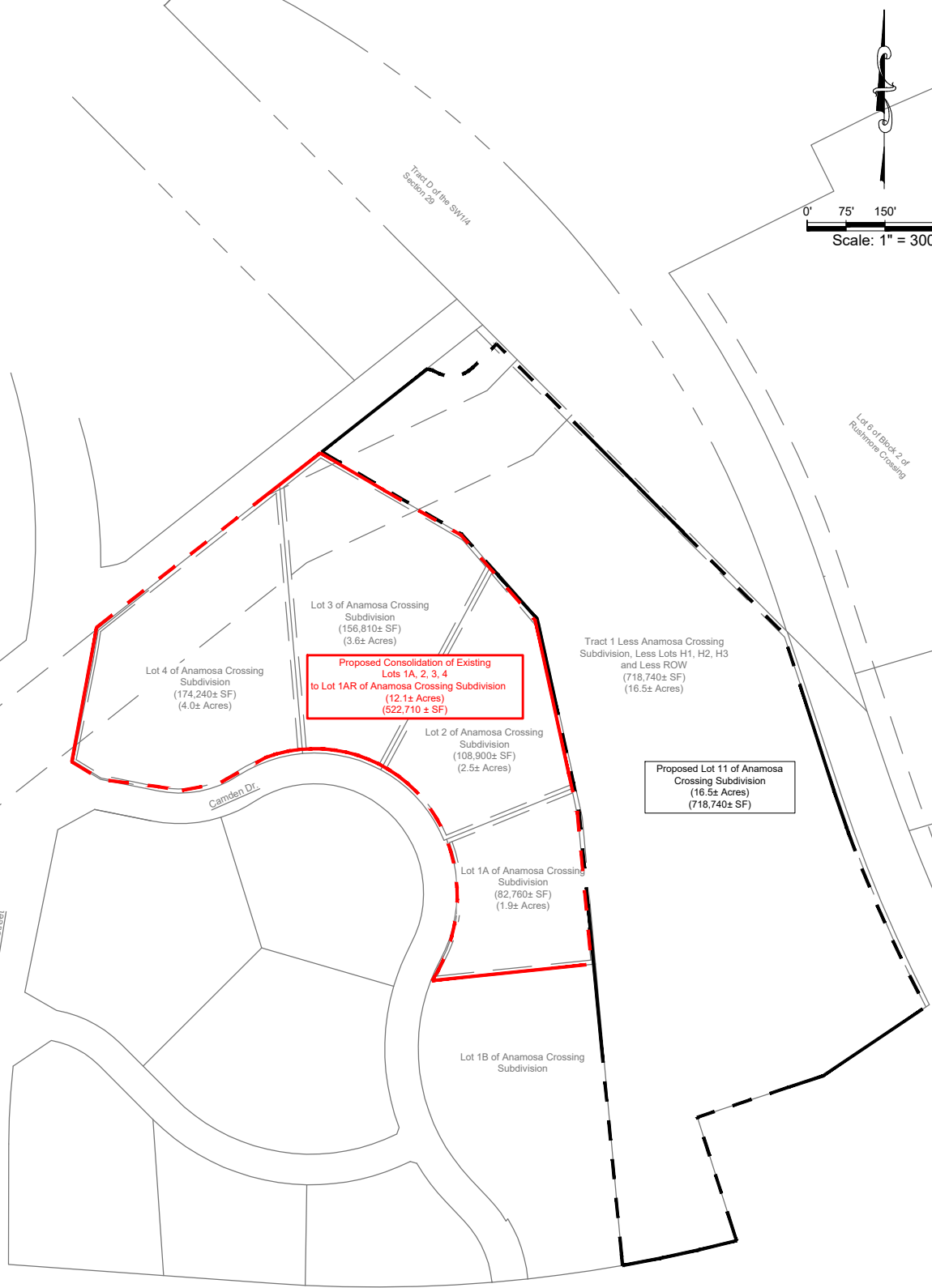
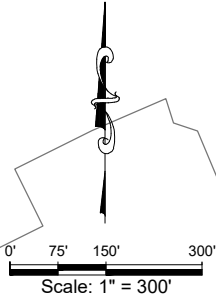
The following items have been included in the submittal based on the preliminary submittal meeting with the City:

1. A Traffic Impact Analysis was completed for the project by Felsburg, Holt, & Ulleveig and is included with the submittal application.
2. Stormwater detention and stormwater quality for site development will be provided by improving the regional detention element 200, located on the northwest corner of the intersection of East Street and East Anamosa Street, per the recommendation of the Perrine and Unnamed Tributary Drainage Basin Design Plan Update by FMG Engineering dated May 16, 2023. The proposed site storm sewer will connect to existing public storm sewer system on Camden Drive, which connect to the element 200.

The lots where the apartments will be constructed were recently rezoned to Office Commercial. Multi-family apartments are allowed with a conditional use permit in Office Commercial Zoning.

The project will provide adequate parking and accessible stalls per City Code. The project will comply with landscaping and open space zoning requirements except for the following request;

It is requested that the requirement for a minimum of 50% of the required landscaping points to be located in the parking lot or within 20 feet of the parking lot be waived because of the size of the proposed Lot 11R and the existing WAPA power easement within the site.



Proposed Consolidation of Existing
 Lots 1A, 2, 3, 4
 to Lot 1AR of Anamosa Crossing Subdivision
 (12.1± Acres)
 (522,710 ± SF)

Proposed Lot 11 of Anamosa
 Crossing Subdivision
 (16.5± Acres)
 (718,740± SF)

Lot 4 of Anamosa Crossing
 Subdivision
 (174,240± SF)
 (4.0± Acres)

Lot 3 of Anamosa Crossing
 Subdivision
 (156,810± SF)
 (3.6± Acres)

Lot 2 of Anamosa Crossing
 Subdivision
 (108,900± SF)
 (2.5± Acres)

Tract 1 Less Anamosa Crossing
 Subdivision, Less Lots H1, H2, H3
 and Less ROW
 (718,740± SF)
 (16.5± Acres)

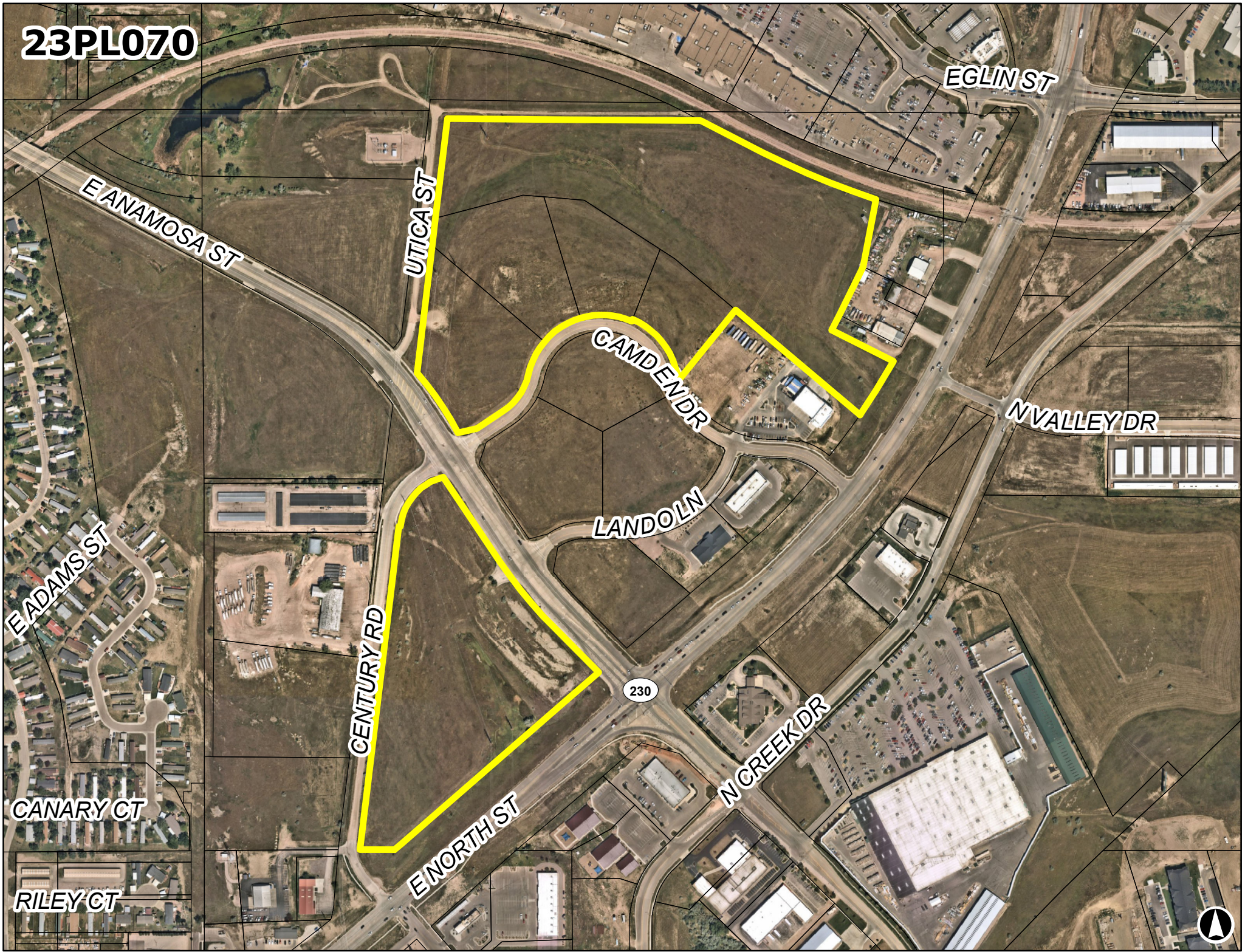
Lot 1A of Anamosa Crossing
 Subdivision
 (82,760± SF)
 (1.9± Acres)

Lot 1B of Anamosa Crossing
 Subdivision

Camden Heights
 Multi-Family Development
 Preliminary Subdivision Plan Application

Sheet Title:
 Proposed
 Lot
 Configuration

23PL070



EGLIN ST

E ANAMOSA ST

UTICA ST

CAMDEN DR

LANDOLN

N VALLEY DR

CENTURY RD

230

N CREEK DR

E NORTH ST

E ADAMS ST

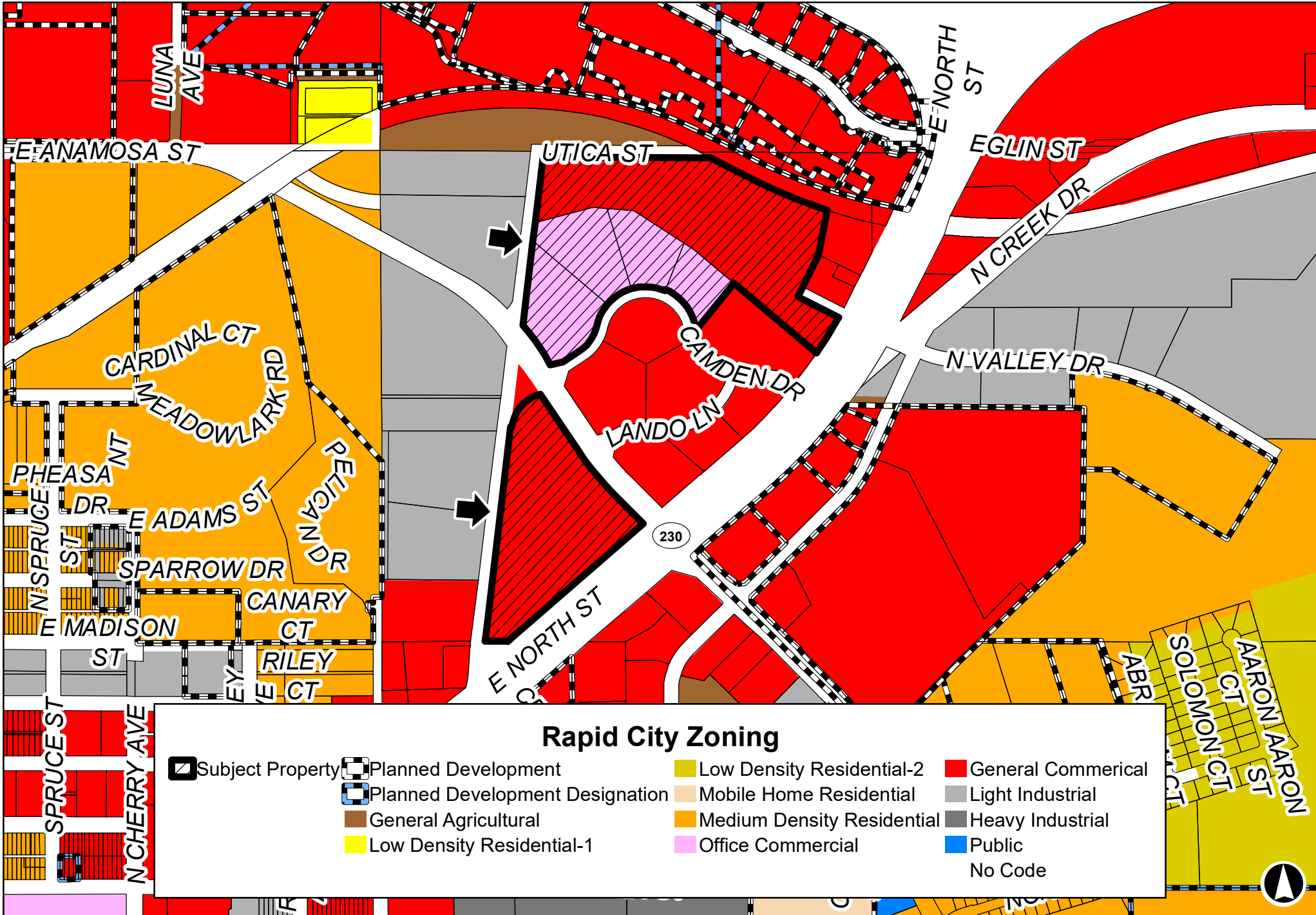
CANARY CT

RILEY CT

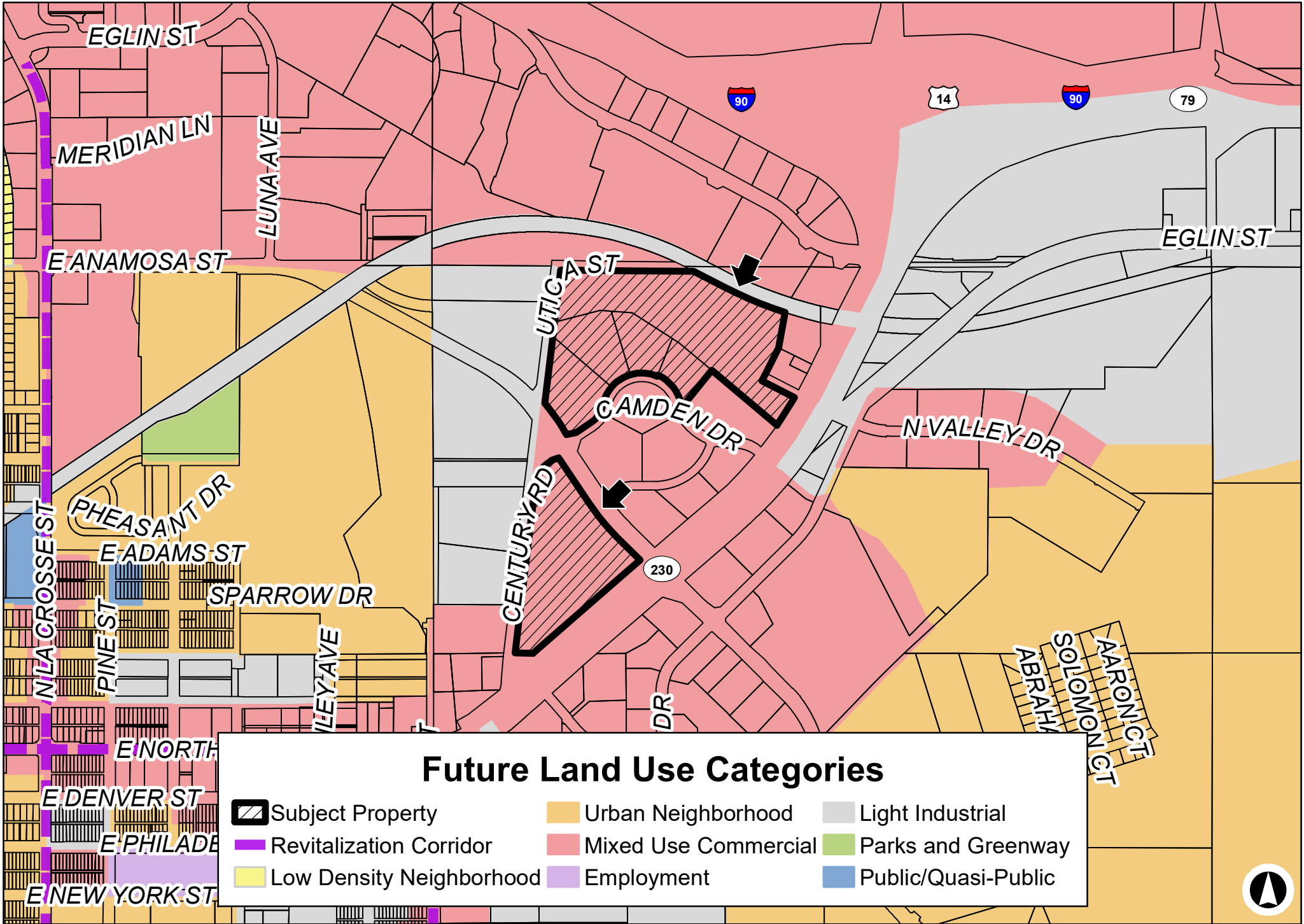


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East Anamosa Street & Camden Drive

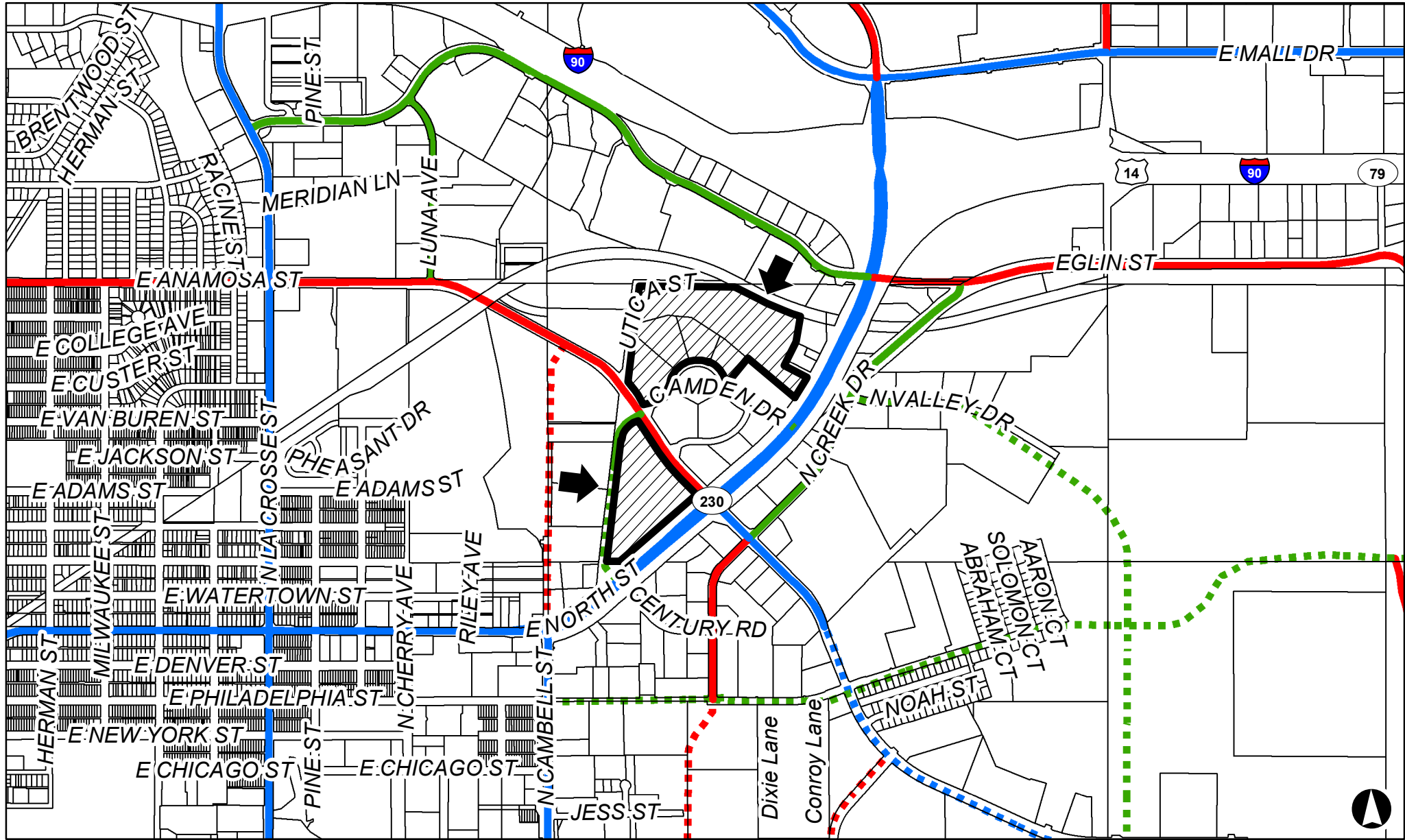


23PL070
East Anamosa Street & Camden Drive










23PL070

Camden Drive and East Anamosa Street



Major Street Plan

-  Subject Property
-  Collector
-  Principal arterial
-  Proposed minor arterial
-  Minor arterial
-  Proposed collector
-  Proposed principal arterial