Case No. 17PD015

Legal Description:

Lot 5 of Block 5 of Catron Crossing Subdivision Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the NW corner of Lot 5 of Block 5 of Catron Crossing Subdivision, located in Section 22, T1N R7E, BHM, Rapid City, Pennington County, South Dakota, and the point of beginning; Thence first course: on a curve turning to the left with an arc length of 202.05 feet, with a radius of 434.00 feet, with a chord bearing of N 14°54'42"W, with a chord length of 200.23 feet; Thence second course: on a curve turning to the right with an arc length of 179.61 feet, with a radius of 365.99 feet, with a chord bearing of N 14°11'24"W, with a chord length of 177.81 feet; Thence third course: N00°16'43"W, a distance of 40.75 feet; Thence fourth course: N00°15'50"W, a distance of 16.93 feet; Thence fifth course: N44°51'27"E, a distance of 14.22 feet; Thence sixth course: N89°59'11"E, a distance of 16.75 feet; Thence seventh course: on a curve turning to the right with an arc length of 92.21 feet, with a radius of 74 feet, with a chord bearing of S54°19'18"E, with a chord length of 86.36 feet; Thence eighth course: S04°38'57"E, a distance of 52.00 feet; Thence ninth course: on a curve turning to the left with an arc length of 154.03 feet, with a radius of 226.00 feet, with a chord bearing of S21°08'13"E, with a chord length of 151.06 feet; Thence tenth course: on a curve turning to the right with an arc length of 192.86 feet, with a radius of 538.76 feet, with a chord bearing of S11°57'37"E, with a chord length of 191.84 feet; Thence eleventh course: S88°21'21"W, a distance of 100.02 feet; to the point of beginning
Ms. Vicki Fisher  
Planning Manager  
City of Rapid City  
300 6th Street  
Rapid City, SD 57701  

RE: Stoney Creek South No. 2 - Letter of Intent  

Dear Ms. Fisher,  

The applicant for the Stoney Creek South No. 2 townhome project is proposing to develop three townhome lots at the intersection of Overview Lane and Nugget Gulch Road. The development will serve as a buffer from single family residential located south and west of the property to the Stoney Creek Apartments located along the north and east boundaries of the development. The proposed townhome design will also be able to take advantage of the terrain and provide breathtaking views of the Black Hills. By utilizing townhome construction techniques it allows this infill project to become feasible, and by infilling property already located within the City of Rapid City limits it prevents urban sprawl and reduces the overall maintenance responsibilities of the Rapid City Public Works department. The Stoney Creek South No. 2 townhome project is an exciting project providing much needed residential units for the City.  

The goals of the development are:  

1. Provide for quality residential units that fit the character of the neighborhood.  
2. Provide a planned buffer that transitions residential density from MDR to LDR-1  
3. Utilize the existing topography to provide high quality homes  
4. Provide infill development that takes advantage of existing utilities and prevents additional urban and utility sprawl.  

We anticipate construction on the project to be started in summer of 2017.  

Attached are documents relating to the proposed development including:  

1. Application for preliminary subdivision plan  
2. Subdivision layout  
3. Conceptual elevation view  
4. Metes and Bounds description
The following pertains to the proposed Lots A, B, AND C, Stoney Creek South No. 2, located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

Building materials will consist of concrete foundations, timber structure for exterior and interior walls, and pre-engineered roof & floor trusses. Finishes include pre-finished horizontal hard board lap siding with earth tone hues. The roof will consist of fiberglass shingles.

The townhome units will be constructed with drive under garages and foundation walls to limit mass grading activities and match into the existing grades.

Driveways between every two units will be shared to limit the number of curb approaches required for the townhomes. All three lots will have a maximum of 2 approaches. Each unit will be constructed with a two stall garage, providing the two off-street parking spaces.

Exceptions requested with this application include:

- Reduce minimum rear yard setback from 25' to 20'
- Reduce the maximum density from 4,000sf to 3,400sf per unit
- Increase the maximum dwelling units to 4 from 2 for LDR-2 zoning
- Given the steep site topography, it is requested that the driveways back directly into Nugget Gulch Drive, no internal traffic circulation is proposed.

All other townhome standard requirements, including lot width, maximum coverage, and open space will be meet or exceeded.

We look forward to working with you and City staff on this exciting project. Thank you for your help and please contact us if you need any additional information.

Best Regards,

Kyle Treloar  
KTM Design Solutions

CC: File,  
CCM