Case No. 17PD030

Existing Legal Description:

Government Lot 4 of Section 18, T2N, R8E, BHM and a portion of the SE1/4 of the SW1/4 of Section 18, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Lots 32 through 34 of Block 1, Lots 3 through 18 of Block 3 and Lots 16 through 26 of Block 4 of Prairie Meadows Subdivision and dedicated right-of-way in Government Lot 4 of Section 18, T2N, R8E and dedicated right-of-way in the SE1/4 of the SW1/4 of Section 18, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
June 6, 2017

Rapid City Planning Commission
300 6th Street
Rapid City, South Dakota 57701

Subj: Final Planned Development
     Prairie Meadows Subdivision, Phase 3A
     Rapid City, South Dakota

Members of the Planning Commission:

Prairie Meadows Properties, Inc. is applying for a Final Planned Development on the property described as:

   Lots 32 through 34 of Block 1, Lots 3 through 18 of Block 3, and Lots 16 through 26 of Block 4, Prairie Meadows Subdivision, Located in “Government” Lot 4, Section 18, T2N, R8E, B.H.M. Rapid City, Pennington County, South Dakota

Construction will include the following:

1. Use: Subdividing 11.11-acres into thirty (30) single-family residential lots.

2. Building Heights: One and two story.

3. Building Type: Stick frame construction.

4. Appearance: Homes will fit in aesthetically with the pervious homes in the subdivision. Typical homes built in the subdivision have been attached as a visual aid.

5. Footprint: The typical building footprint will range from 1,000 to 3,500 square feet. Some walkout basements are anticipated on the down slope side of the development.

6. Setbacks: Setbacks will conform to LDR Ordinance 17.10.

7. Timeframe: Phase 3A has been constructed and is in the final stages of being accepted by the City at the time of this letter. Phase 3A should be fully occupied within the next 5 years.

If you have any questions or require additional information please do not hesitate to contact me at (605) 381-1171.

Sincerely;

Brad Estes
Freeland Meadows, LLC
TYPICAL PROPERTY LAYOUT WITH SETBACKS
(CORNER LOT PROPERTY)

RECEIVED
JUN 09 2017
RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

LOT 16
0.31 Ac.
107.6

GIANTS DRIVE
TYPICAL PROPERTY LAYOUT WITH SETBACKS
(MID-BLOCK PROPERTY)

GIANTS DRIVE

LOT 15
0.21 Ac.±