Case No. 17PD044

Legal Description:

A portion of the unplatted balance of the S1/2SE1/4NW1/4; unplatted balance of the NE1/4SW1/4; all located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Southeast Corner of Vacated Physician Drive, part of Lot 3, Old Rodeo Subdivision, located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; thence N52°19'40"E, a distance of 579.06 feet to the point of beginning; Thence first course: S85°36'07"E, a distance of 57.84 feet; Thence second course: S58°46'48"E, a distance of 202.84 feet; Thence third course: S88°00'06"E, a distance of 440.00 feet; Thence fourth course: N01°59'52"E, a distance of 394.62 feet; Thence fifth course: N86°41'38"W, a distance of 522.83 feet; Thence sixth course: N03°18'22"E, a distance of 150.00 feet; Thence seventh course: N86°41'38"W, a distance of 145.00 feet; Thence eighth course: S03°18'22"W, a distance of 268.02 feet; Thence ninth course: S03°18'22"W, a distance of 72.00 feet; Thence tenth course: S03°18'22"W, a distance of 106.40 feet; Thence eleventh course: curving to the right with an arc length of 12.08', with a radius of 634.00', with a chord bearing of S 03°51'08" W, with a chord length of 12.08', to the point of beginning.
August 24, 2017

Mr. Fletcher Lacock
Planner II
300 Sixth Street
Rapid City, SD 57701

RE: Initial-Final Planned Development
    Buffalo Crossing Phase 2, Residential Development – Rapid City, South Dakota

Dear Mr. Lacock:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for an Initial-Final Planned Development for the proposed Residential Development at Buffalo Crossing.

Included with this submittal are:
1. Application
2. Vicinity Map
3. Site Plan
4. Metes and Bounds Description
5. Typical Floor Plans and Elevations
6. Construction Plans
7. Design Report
8. Traffic Impact Study

Project Background:

See attached Master Plan. The proposed Buffalo Crossing development is located at one of Rapid City’s fastest growing intersections and main entry way to the Black Hills National Forest. The unique location at the top of the town allows for unparalleled views of the Black Hills, Badlands, and beautiful prairie vistas, creating an ideal location for luxury residential residences. In addition to its prime location the area is quickly developing into a high-end employment sector with the construction of the new Regional Orthopedic Hospital facility, Black Hills Energy headquarters and existing medical centers.

The proposed planned development includes plans to construct 16 residential buildings, including 15 single family residences and 1 duplex (2 individual living areas) that capitalize on the site’s unique and beautiful location. The proposed buildings will be constructed to provide the highest and best use of the land and compliment the new, high paying permanent jobs created in the area.
Proposed Use and Zoning:

See attached site plan. The proposed site will include the construction of 1 townhome and 15 single family residences.

Currently the property is zoned Low Density Residential II with a Planned Development Designation.

Setbacks:

See attached site plan. No reductions or variances are being requested with this plan.

Sanitary Sewer, Water, and Storm Water:

See attached Design Reports prepared for the site and subdivision. Adequate water pressure for normal operations and fire flows are provided to the site which is served by the City of Rapid City. Adequate sanitary sewer facilities have also been provided to the site. Offsite storm water quantity and quality improvements were also constructed to serve the entire development, including this site, with adequate conveyance capacity provided to and from the site.

Lot Coverage:

See attached site plan. No reductions or variances are being requested with this plan.

Color and Outside Finish:

See attached typical elevations for example of allowable finish and look. Building materials will consist of concrete foundation, timber structure for exterior and interior walls, pre-engineered roof & floor trusses. Finishes include pre-finished horizontal hard board lap siding with earth tone colors, stone and/or brick accents. Roof will consist of fiberglass shingles.

We hope that this information is satisfactory to address any questions or comments and provide guidance for the approval of the initial-final planned development. If there are any additional questions please do not hesitate to contact the office.

Thank you for your help.

Sincerely,
KTM Design Solutions, Inc.

Kyle Treloar
Enclosures

RECEIVED
AUG 25 2017
RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES