

Memo:

To: City of Rapid City

From: David St. Pierre

CC:

Date: August 21, 2006

Re: Appeal of 40 Unit Rule – Turkey Foot Subdivision (Lots 10 & 11, Madison Subdivision)

With this note, I wish to appeal the decision of the Growth Management Department's denial of our request for an exception to the 40 unit rule based on the information that I have include within this note.

In looking at the development of this property, it should be noted that there is no development to the north and west of this property, and that platted property does not presently exist in these locations at this time. And to the south of this property, there is platted property, and there are presently two existing platted streets that do extend to our property. One of these streets we have already extended through this development at the request of the City of Rapid City.

In trying to develop this property for affordable housing, it is necessary to maximize the use of the lot to achieve that goal. At this time there is nowhere to extend streets to the north of this property, because such area is unplatted, and the same is true to the west. We are proposing in our development a future street extension to the west that would eventually tie into the street system in that area, as we will be providing a platted right-of way to the west property line of these lots. With that, such 40 unit rule would only be temporary at this time.

Also, as we are providing a boulevard on the property for our main roadway, it would not be unusual or uncommon to reverse the traffic of such street in an emergency situation.

If we would have to provide an additional street or streets through our development, such street or streets would decrease the number of dwelling units that could be constructed on this property. With other requirements that have been imposed on us by the City, we have already decreased the number of dwelling units on this property to such that we are at the minimum number in order to achieve our goal of providing affordable housing in Rapid City. And with a further reduction in lots, such development may not occur as we have already reduced such lots to the minimum that we need to achieve our goal of providing that affordable housing.