



RECEIVED
MEMO

AUG 19 2011

Rapid City Growth
Management Department

Date: 8-17-11
 To: City of Rapid City, Growth Management
 From: FourFront Design Inc., Neil Eichstadt, PE *NE*
 Project: Eagle Ridge PRD Amendment Phase 2
 Subject: Half Basketball Court Major Amendment-Memo of Intent, Revised 8-17-11

Eagle Ridge Properties LLC is submitting a Major Amendment to the Planned Residential Development to construct a Half Basketball court in Phase 2 of the Eagle Ridge Development. Eagle Ridge Properties LLC is receiving HUD funding for the development of Phase 2 and is required to provide two Tot Lots with recreational equipment in Phase 2. The first Tot Lot area as currently approved will be a playground with swing set/playground equipment for younger children. This playground tot lot will be in the center of the development as shown on the Overall Site Plan provided in this submittal. **We are seeking approval for the second Tot Lot proposed to be a Half Basketball Court located on the east side of Building #10 as shown on the Overall Site Plan.** The development group decided to provide a Half Basketball Court instead of playground equipment to offer more activities for a wider range of age groups.

The detailed design for the basketball court is provided in this submittal. As mentioned above, the basketball court will be located to the east of Building #10. The half basketball court was moved to this location in order to provide a barrier between the court and the residential properties to the west of the Phase 2 site. The court will be accessible by concrete sidewalk from the West Parking Lot and will meet ADA slope requirements for accessibility. The basketball court surface slopes will be 2% or under, providing a level playing surface.

The addition of this basketball court will have minimal impact on the existing approved PRD of Phase 2. The half basketball court will have no effect on most improvements and site amenities in Phase 2 such as street alignment, building locations, retaining wall alignments, the number or location of all proposed parking spaces, dumpster enclosures, mailboxes, or site lighting.

Half Basketball Court Major Amendment Phase 2
City of Rapid City Growth Management
August 17, 2011
Page 2 of 2

The addition of the half basketball court will have a very minor effect on the proposed Landscape Plan for Phase 2. The court's concrete pavement surface will replace turf grass in the area to the east of Building 9.

The proposed basketball court will not have its own lighting system so the court should not be used outside of daylight hours. This should cause no disruption to the adjacent property owners to the west of the Eagle Ridge site.

The proposed basketball court will have an 8' high chain link fence to contain stray basketballs. It is our understanding this 8' high fence will require an Exception to the Fence Height Requirement submittal. As such, in addition to the Major Amendment, we are submitting an Exception to the Fence Height Requirement for the half basketball court fence. The needed paperwork and plans for this Exception request are included with the PRD Major Amendment submittal.