



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
1022 Main Street • P.O. Box 8154 • Rapid City, SD 57709
Phone (605) 348-1538 • Fax (605) 341-1112 • E-mail: info@fisklandsurveying.com
www.fisklandsurveying.com

December 26, 2013

RECEIVED

DEC 27 2013

Brett Limbaugh – Director
Community Planning & Development Services
City of Rapid City
300 Sixth Street
Rapid City, SD 57709

**Rapid City Community Planning
& Development Services**

RE: Letter of Intent – Initial Planned Development
Black Hills Area Habitat For Humanity – Garfield Green
Block 76, North Rapid Addition No. 2

Director Limbaugh:

On behalf of Black Hills Area Habitat For Humanity we are submitting the attached application for Initial Planned Development for the Garfield Green project located at 925 Dilger Avenue.

Previous requests have been submitted for a Comprehensive Plan Amendment and rezoning of this property from Public Use to Medium Density Residential. Both actions have been approved by Planning Commission and first hearings approved by City Council.

It is the intent of Habitat to develop this property for residential use, including twelve (12) individual townhome units (Lots 1 through 4) and the repurposing/redevelopment of the existing school building into a maximum of 13 living units (Lot 5). The individual townhome lots/units will be developed by Habitat and partnerships are being explored for the school conversion.

Due to the existing topography and utility configurations an Alley is proposed for access and location of sewer main to serve the individual properties. The existing site grades are such that construction of accessible units with direct access from the existing streets is not feasible. Sewer is available only through existing Alleys to the north and south and is not available within the adjoining streets.

As part of the Planned Development, we are requesting that:

1. Front building setbacks be reduced to 20' for the townhome units on North 7th Street and Dilger Avenue (west and east).
2. That a 0' side lot line setback be approved for 8 of the 12 carport units to be located on the common wall lot lines. Appropriate firewalls would be provided for the carport units.

3. That a reduced rear yard setback of 15' be approved for the existing school building as it abuts the proposed Alley.
4. That a reduced driving aisle width of 24' be approved for the existing parking lot south of the school building. The existing parking has been in place for several years and use would be limited to building residents and guests. At the time of development for proposed Lot 5, the parking entrance shall be reconfigured as indicated to provide more defined separation from the southerly Alley approach

Due to the proximity of other park and recreation areas and to liability and maintenance issues associated with such uses, no additional on-site recreation areas are proposed.


Lighting for the townhome units will be typical residential lighting at the front and rear/side entrances with additional lighting proposed at each carport unit. Existing lighting for the school building shall remain until the building is reconstructed for residential use.

General development phasing would be the construction of three of the townhome units per year (Lots 1A, 1B, 1C, etc) and the development/conversion of the school building and parking at such time as an appropriate partner/developer is secured for proposed Lot 5.

Additional exceptions to Design Criteria Requirements will be requested as part of the Preliminary Subdivision Plan.

As always, your review and consideration of this request is greatly appreciated and we are available to answer any additional questions that you may have.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Janelle L. Finck
President

jlf
encl