

Case No. 20PD002

Legal Description:

the SE1/4 of the NW1/4 less Lot H2 of Section 35, T1N, R7E, BHM, Rapid City,
Pennington County, South Dakota



Rapid City Senior Living Community
Planned Development Use

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February 2020

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RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

Introduction

The developer, SLH Holdings, LLC, is applying for a planned development designation to allow construction of a senior living community. The land that is the subject of this application is currently zoned as GA General Agricultural, and is located in an area bounded by Healing Way(West), Sammis Trail (south), and undeveloped land (north), and single family homes/farms (East) – depicted in the attached exhibits.

Proposed Use

The proposed use of the subject land shall be as a planned senior living community development which provides continuing levels of care within one community. The levels four of residence provided will be independent senior living townhomes and single family, transitional independent senior living, assisted living, and memory care. It is expected that this development would benefit the surrounding community not only by providing a unique continuing care campus for aging residents to continue to live in Rapid City, but also by keeping those residents close to family and friends within their familiar community.

Project Overview

The proposed Rapid City Senior Living Community project would include two main segments.

Segment 1:

A core Senior Living facility with Assisted Living and Memory Care area of approximately 50,000 sf connected to a three- story independent transitional senior living area. The independent living area is approximately 69,000 sf, with a height not to exceed 35’ as measured per city roof height measurement guidelines, with many of the available services of the assisted living area also being offered to the independent transitional senior living residents.

The assisted living with memory care area will offer approximately 60 units (with room to add 8-10 more), and a variety of amenities, including dining room, lounge, multi-purpose room, exercise room, spa room and resident laundry rooms.

The independent transitional senior living area will offer approximately 36 one-bedroom living units and approximately 25 two-bedroom living units and amenities, including lobby, elevator, lounge, theatre, pub, resident laundry rooms and outdoor courtyard.

The campus would house up to 167 senior residents and would employ nearly 60 people from the surrounding community. Based on city parking requirements for residents and staff, 64 parking spaces are required, however, we intend to build 50-80 on-site above ground parking spaces for the assisted living with memory care area and 35-50 on-site above ground parking spaces will be provided for the independent transitional senior living area, as well as up to 81 underground parking spaces.

We plan for two approximately 30 ft by 60 ft outbuildings to house equipment and supplies near the North East and South East corners of the main facility parking lots.

The building construction will consist of concrete slab-on grade, wood-framed walls and roof with composite exterior siding, manufactured stone accents and asphalt shingles.

A monument sign approximately 10' in height will be placed at the entrance to Moon Meadows Lane near the parking area. All exterior lighting in excess of 10,000 lumens per unit will be fully shielded and downward pointing to avoid undue glare toward neighboring properties.

The construction work on segment 1 is expected to begin in the spring of 2021 and being substantially complete in late 2022.

Segment 2:

We plan to wisely use the remaining majority of the property to build out approximately 70-100 two unit attached townhouses and approximately 2-10 units of single-family senior housing with an approximately 13,000 sf community center. All housing structures are to be 2 stories or less, with at least 2 off street parking spots per unit. All units will be constructed with a similar look and feel to the main facility to give a unified community look throughout the property.

The purpose of the community center is to allow a place where residents can socialize and receive, meals, especially for the community residents who do not reside in the Segment 1 facility. The community building also creates a designated a "town center" place for family gatherings, musical performances, theatrical performances, or any other gathering that may require significant space. Again, this building will be constructed in similar fashion to the main facility and will have an additional 24 parking spaces provided for ease of access and convenience.

Exceptions

Segment 1:

The facility is planned to be built completely within all applicable building codes and zoning requirements, with the only known request for variance being an exemption to the "40 unit rule" allowing only the single egress from the property (Moon Meadows Drive) until Healing Way is developed to the North. Additionally, the proposed buildings will have a fire suppression sprinkler system meeting applicable Rapid City building codes.

Segment 2:

All structures will meet or exceed both Rapid City building code and zoning requirements, with three known exceptions being requested. First, a proposed temporary exemption to the "40 unit

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rule” until Healing Way is constructed to the North. A proposed temporary exemption to the easement on the south edge of the property adjacent to Sammis Trail until Sammis trail is abandoned and right of way is released(shown on drawing). We would also request that the standard 2 year construction time be extended to 10 years to allow for building out the structures in this segment as the market demand requires.

Conclusion

Approval of a planned development designation for this property would allow for a controlled positive and beneficial growth to the area. Segment one would be substantially similar in branding, services offered, and size to the Peaceful Pines Senior Living community we currently proudly own and operate at 1760 and 1770 Table Rock Road. Now in operation for nearly 3 years, currently with a waiting list, Peaceful Pines’ reputation has grown to be one of the most well-respected senior living facilities in the state among residents and employees. Recently, Peaceful Pines was voted the #1 Assisted Living Facility in the Black Hills by the Rapid City Journal for 2018 and 2019.

Segment two, with its townhouse style homes would add a deeper community level and neighborhood feel to this model. The city had planned land use in this area to be residential in nature and we feel that our proposal stays very much in accordance with that plan. All buildings are intended to be maintained and attended to regularly by a full-time staff to achieve a consistent pristine look required at senior living facilities. Also, on-site uniform lawn care and snow removal, a feat hard to accomplish at the residential level, will add to the consistency of the community.

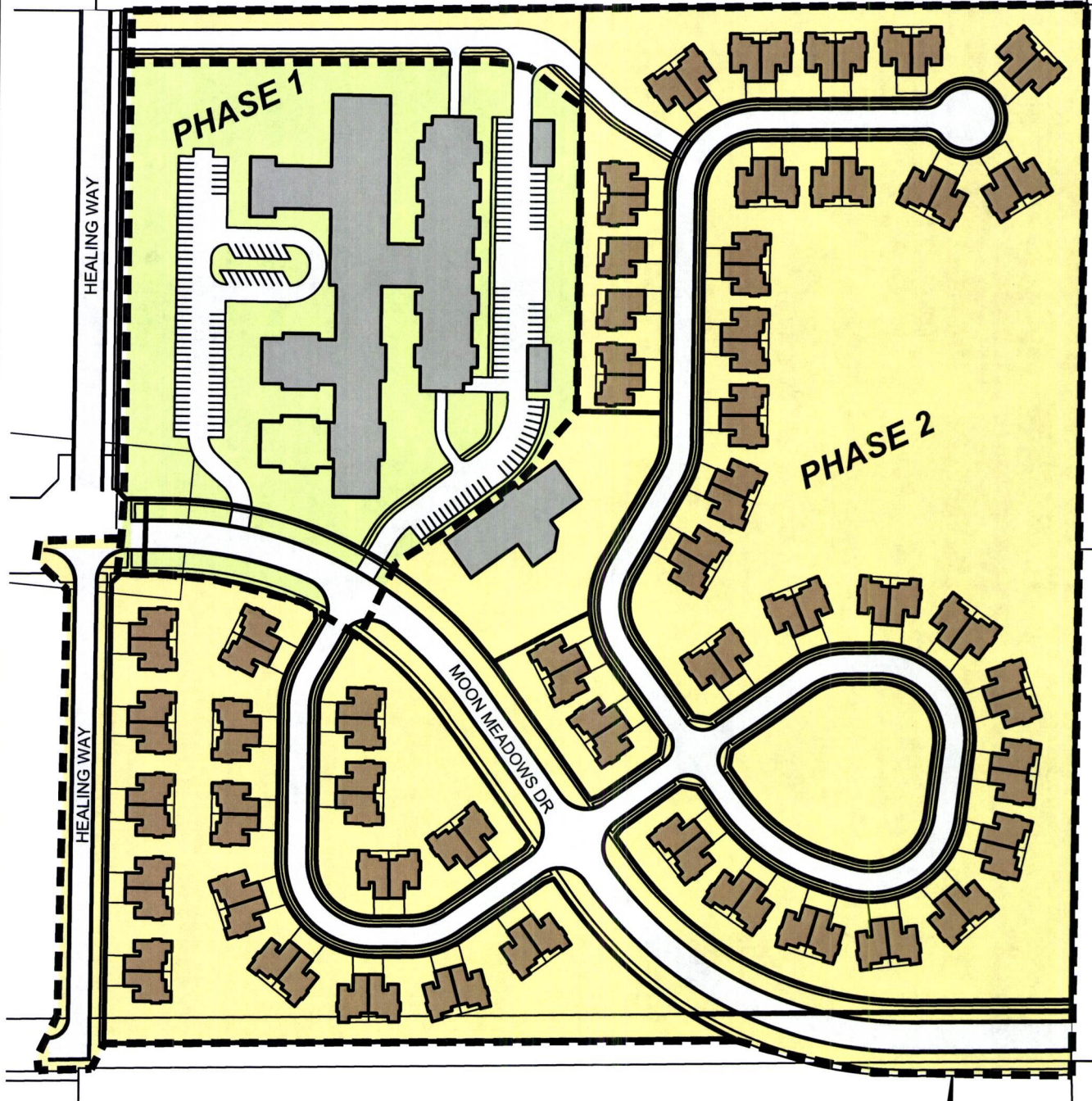
A senior living community of this size and type would benefit the surrounding community and the city through senior care, employment, and community presence as it has done in a previous location. SLH Holdings, LLC looks forward to a collaborative process with Rapid City residents, City Staff, the Planning Commission and the City Council to move forward with development of the subject land into a flourishing senior community owned and operated by South Dakotan’s.

We encourage you to visit our website and explore our past projects.
www.slhholdings.net

Thank you,



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**PEACEFUL PINES #3
PHASING PLAN**

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SCALE FEET



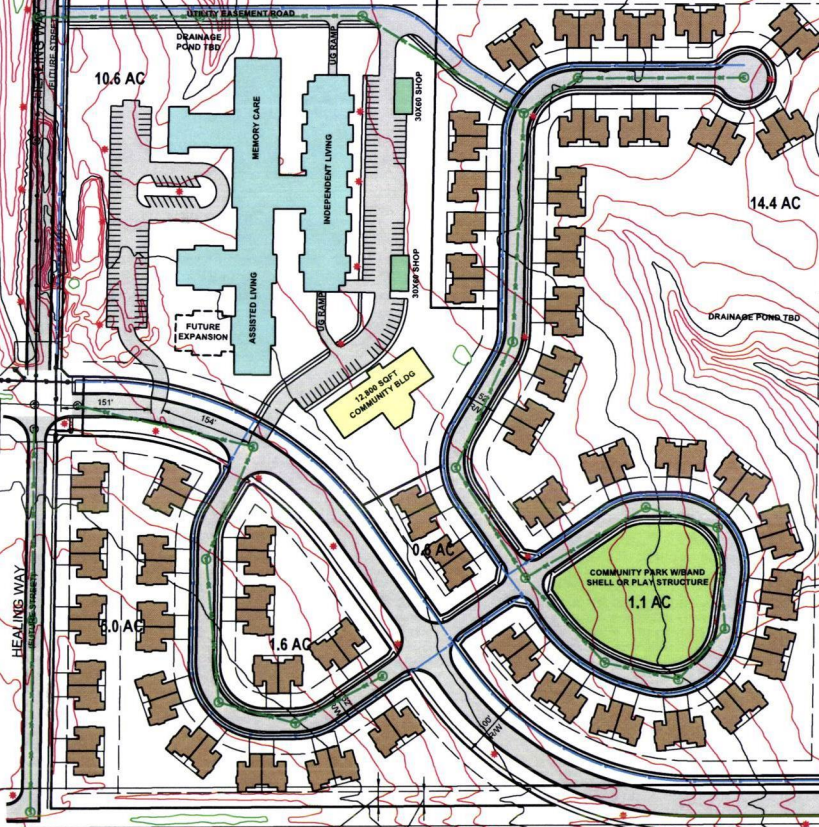
PRELIMINARY - NOT FOR CONSTRUCTION

MOUNT RUSHMORE RD

BELLA LUNA PL

MOON MEADOWS DR
(EXISTING ROAD)

SAMMIS TRL



PEACEFUL PINES #3
MASTER PLAN

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PRELIMINARY - NOT FOR CONSTRUCTION

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