

Case No. 22PD053

Legal Description:

Lot 4 of Block 1 of 5th Street Plaza Subdivision, located in Section 23, T1N, R7E, BHM,
Rapid City, Pennington County, South Dakota

Fifth Park, LLC's intention is to offer a mixed-use development, integral for our growing community. This will serve as a beneficial opportunity for the neighborhood. A place where people can live, work, and play. Fulfilling the need for housing in this area and the desire for the demand of commercial space. The benefits to both tenants and neighbors. The natural terrain of this lot allows for a unique design, that only enhances the appeal.

The subject lot consists of the existing 5.32-acre parcel as described as Lot 4 of Block 1 of the Fifth Street Office Plaza Subdivision, Section 23, Township 1N, Range 07E, BHM, Rapid City, Pennington County, South Dakota.

The existing lot is currently undeveloped and zoned General Commercial. The subject lot has two existing approaches off 5th Street, which is listed as a Principal Arterial on the City of Rapid City Major Street Plan. The current adopted version of the Rapid City Comprehensive Plan indicates a future land use of Employment for the site. Employment activities are defined in the Comprehensive Plan as supporting the continuation and expansion of employment activities along the East Catron Boulevard Corridor and the intersection of 5th Street and Minnesota Street. The proposed project will align with the Future Land Use of employment by offering commercial spaces while also providing much needed housing opportunities.

To support the project, a Minor Plat is proposed to divide the existing lot into two lots. The new lots would generally consist of a 2.02-acre western lot (proposed 4A), and 3.30-acre eastern lot (proposed 4B). Both lots would be owned by the same entity, and a shared parking/access agreement would then be established across the lots.

Lot 4A would remain General Commercial Zoning and be developed with a 4-story building with first floor commercial beneath three stories of apartments. The project is still in preliminary design; however, it is being requested that an exception to the requirement that 50% of the landscaping be provided in the parking lots be granted. The project will comply with all other landscaping requirements. At this time, no other exceptions to design criteria or zoning regulations are anticipated for the development of Lot 4A. Lot 4A would utilize the existing western approach off 5th Street. A 6-inch sewer service line has been stubbed into the property near the western approach and would serve the proposed building. The existing water main is located behind the back of curb along the north side of 5th Street adjacent to the subject lot. No services currently exist on the north side of 5th. A water service would need to be installed to serve lot 4A. Based on preliminary discussions with City Engineering staff, it assumed that stormwater detention and water quality is provided by existing regional ponds, and no additional onsite treatment or detention would be required.

Lot 4B would be rezoned to Office Commercial and be developed with a 3-story apartment building over a lower floor parking garage that would daylight to the south and be below grade on the northern side. Multi-family dwellings with one primary structure are a permitted use in Office Commercial. The grading of the building would be accomplished such that the apartment first floor elevation is less than 6 feet above the exterior grade for more than 50% of the total perimeter. The project is still in preliminary design; however, it is being requested that an exception to the requirement that 50% of the landscaping be provided in the parking lots be granted. The project will comply with all other landscaping requirements. At this time, no additional exceptions to design criteria or zoning regulations are

anticipated for the development of Lot 4B. An 8-inch sewer service line has been stubbed into the property near the eastern approach and would serve the proposed building. A water service would need to be installed to serve lot 4B. Based on preliminary discussions with City Engineering staff, it assumed that stormwater detention and water quality is provided by existing regional ponds, and no additional onsite treatment or detention would be required.

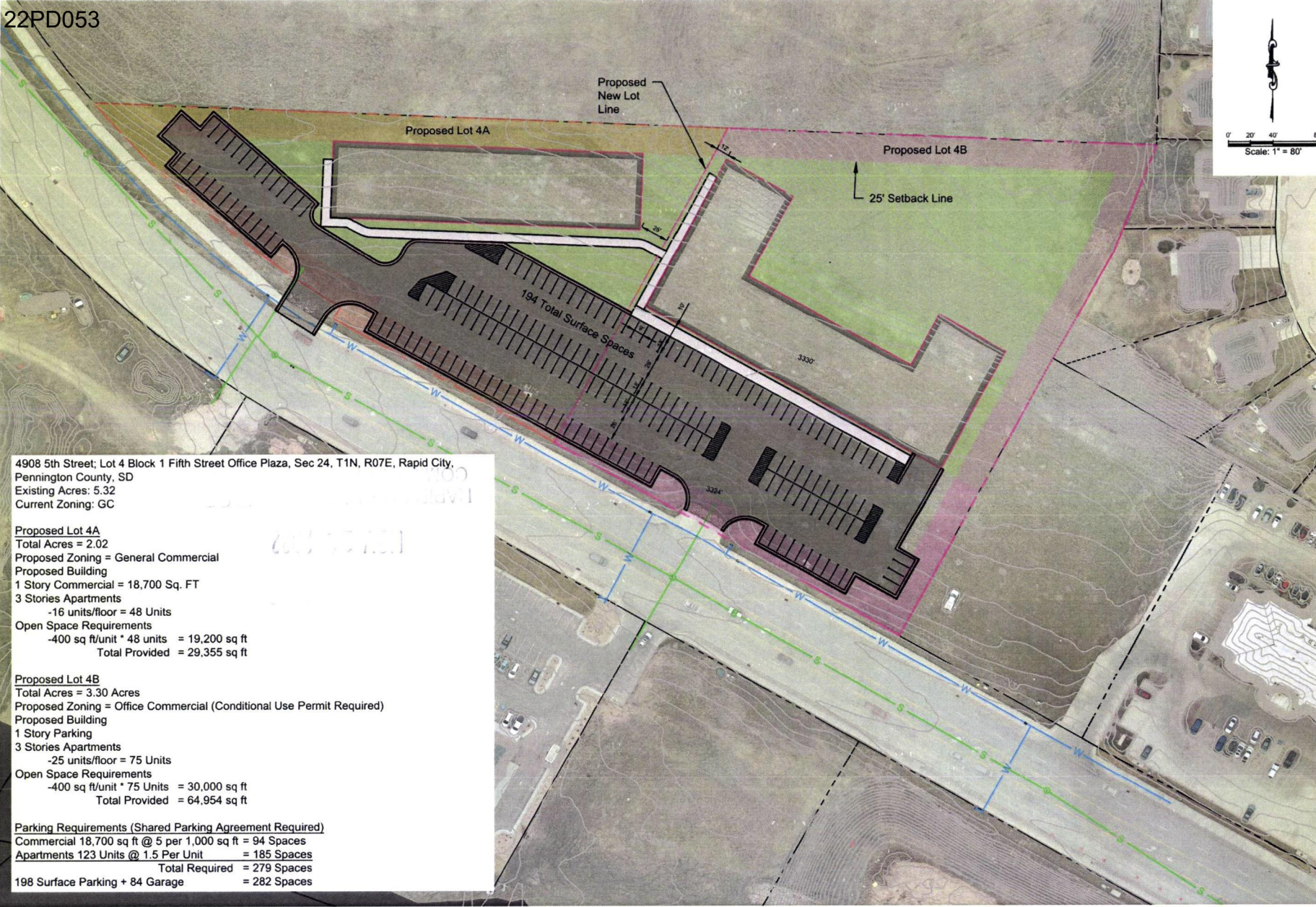
The proposed development would include approximately 48 multi-family units and 18,700 square feet of commercial space on Lot 4A and 75 multi-family units on Lot 4B. Independently, these developments do not necessarily trigger the requirements for a Traffic Impact Study. However, it is proposed that a Traffic Impact Study not be required for the development of the project, as limited improvements are feasible given the existing configuration of 5th Street and surrounding intersections.

 11/10/2022

Fifth Park, LLC

TJ Wojtanowicz AS member

11/10/2022
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4908 5th Street; Lot 4 Block 1 Fifth Street Office Plaza, Sec 24, T1N, R07E, Rapid City,
 Pennington County, SD
 Existing Acres: 5.32
 Current Zoning: GC

Proposed Lot 4A
 Total Acres = 2.02
 Proposed Zoning = General Commercial
 Proposed Building
 1 Story Commercial = 18,700 Sq. FT
 3 Stories Apartments
 -16 units/floor = 48 Units
 Open Space Requirements
 -400 sq ft/unit * 48 units = 19,200 sq ft
 Total Provided = 29,355 sq ft

Proposed Lot 4B
 Total Acres = 3.30 Acres
 Proposed Zoning = Office Commercial (Conditional Use Permit Required)
 Proposed Building
 1 Story Parking
 3 Stories Apartments
 -25 units/floor = 75 Units
 Open Space Requirements
 -400 sq ft/unit * 75 Units = 30,000 sq ft
 Total Provided = 64,954 sq ft

Parking Requirements (Shared Parking Agreement Required)
 Commercial 18,700 sq ft @ 5 per 1,000 sq ft = 94 Spaces
 Apartments 123 Units @ 1.5 Per Unit = 185 Spaces
 Total Required = 279 Spaces
 198 Surface Parking + 84 Garage = 282 Spaces