Case No. 18PD020

Legal Description:

A portion of S1/2 of Government Lot 3 less Big Sky Business Park and less right-of-way, all located in Section 3, Township 1 North, Range 8 East, Black Hills Meridian, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Northwest Corner of Lot 1, Block 5 of Big Sky Business Park located in T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, also known as the point of beginning; Thence first course: N00°05’21”E, a distance of 235.55 feet; Thence second course: S89°54’57”E, a distance of 344.63 feet; Thence third course: S00°00’00”E, a distance of 236.05 feet to the northern property line of said Lot 1, Block 5 of Big Sky Business Park; Thence fourth course: N89°49’57”W, a distance of 345.00 feet along the northern property line of said Lot 1, Block 5 of Big Sky Business Park to the point of beginning.
May 25, 2018

Mrs. Vicki Fisher  
300 Sixth Street  
Rapid City, SD 57701

RE: Initial Planned Development – Whispering Rock II Apartments

Dear Mrs. Fisher:

Attached please find the Initial Planned Development and supporting documents for Whispering Rock II Apartments. Included with this submittal are:

1- Preliminary Site Plan  
2- Metes and Bounds Legal Description  
3- Vicinity Map

Building Use and Zoning:

The applicant is proposing the property to be used as an apartment complex. This use is acceptable under Office Commercial zoning.

Parking Requirements:

The 40 units will require 60 parking spaces – calculated at 1.5 spaces per dwelling unit. The proposed site plan provides for 62 parking spaces.

Landscaping:

The final landscaping plan will be submitted with the final development plan.

Sanitary Sewer:

Sanitary Sewer calculations will be submitted at the final development stage.

Water:

Water demand and Fire Flow calculations will be submitted at the final development stage.

Storm Water:

Storm Water calculations will be submitted at the final development stage.

Building Height:

The proposed building will be three stories high. The proposed building height is 37'-7" which is more than the 35'-0" Office Commercial zoning allows for. This is the only deviation from the zoning code for this Planned Development.
Lot Coverage:

The size of the lot is 81,307 sq ft, the proposed buildings coverage will be provided with the final planned development.

Open Space:

Open Space calculations will be provided with the final planned development plan.

Color and Outside Finish:

Color and Outside Finishes will be provided with the final planned development plan.

We hope that this information is adequate to address any issues and provide a guidance for the initial development plan.

Please do not hesitate to contact us if you have any questions.

Thank you for your assistance.

Sincerely,

KTM Design Solutions, Inc.