October 26, 2018 (R)

Rapid City Planning

Re: Initial Planned Development
5125 Mount Rushmore Road
Rapid City, SD
57701

Statement of Intended Use of Planned Development

We are requesting a Planned Development on a 14.05 acre property location on Mount Rushmore Rd, on the west side of the highway, located between the current NAU campus and Rapid City Assembly of God church campus. The property is currently zoned general commercial on the east portion of the property and general ag on the west portion of the property. Our intention is to rezone the property to Office Commercial, which fits into the Rapid City future land use plan, and with more than one multifamily building on the lot, we will also need the planned development to comply with current zoning regulations. A height exception is requested for a 48.4 ft. mean height in lieu of 35 ft. No setback exceptions are anticipated at this time.

Proposed Zoning Changes Along with Planned Development:
General Agricultural District to Office Commercial District
The westernmost 400 feet of Tract 1 of the SW ¼ NW ¼, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

General Commercial District to Office Commercial District
Tract 1, exclusive of the westernmost 400 feet, of the SW ¼ NW ¼; and Lots D thru E of the SW ¼ NW ¼, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

Use:
The former use of the property was a gold manufacturing and retail facility. Our proposed change of use is for the development of a Class A apartment complex. Our company has been developing and managing Class A apartment communities in South Dakota for 20 years. We currently have 816 apartment homes in Sioux Falls and 351 apartments homes in Rapid City. A few of the highlights that we would like to bring to your attention:

- **Class A Appearance** – we have included renderings in our submittal package, but it is our desire to make this community the best-looking apartment community in Rapid City. Being located on Mount Rushmore Rd and in one of the ‘Gateway Corridors’ in Rapid City, this is an opportunity to not only showcase our product but give Rapid City the professional and architecturally pleasing buildings that are desired as visitors and tourists come a go from downtown Rapid City.

- **Proven Track Record** – We have an extensive history in Sioux Falls and have worked very well with that city on our developments. Our first project in Rapid City (Copper Ridge Apartments) was a huge success and our development team worked very well with the City of Rapid City to meet the needs of not only the project itself, but the surrounding land uses and infrastructure. With this project, there can be confidence that the project will be successful and will be a great addition to the city and its surrounding property owners.
‘Black Hills Look and Feel’ – Our initial project plan calls for 325-350 units in 5 separate buildings. Our intention is to have these buildings 4 stories, and will allow us to do a couple of very important objectives with the project:

- **Open Space** – allow us to keep roughly 25% of the land undeveloped and ‘natural’. This will help with the aesthetics of the property, both for tenants looking to live in the Black Hills but also to fit in with the surrounding landscape.
- **Buffer** – we may be able to keep nearly all of the trees currently located on the property. This will create a natural ‘buffer’ between the handful of residential homes on the west side of the property and not disturb the natural landscape.
- **Walking Trails** – This open space will be used to create walking trails for tenants through the property, something that can promote an active lifestyle.

**Traffic Impact** – We fully intend to complete a comprehensive traffic study prior to any development to understand what changes, if any, need to be made to the surrounding roads to accommodate our resident traffic. We expect this to be minimal, as it was for Copper Ridge, but we will address any items that present themselves as concerns.

**Density** – We do not plan to max out the density allowed per city ordinance on the property. The size of this land gives us the flexibility to do that. If we were to use another location or property, we would likely be forced to max out density which would not be in the best interest of the city or our desire for a highly attractive place to live.

**Parking** – The site lends itself to ample parking and will be constructed similar to Copper Ridge. Our initial plan is to increase the number of garage parking spaces, a change that will increase visual appeal of the property and also raise the level of resident retention.

**Infrastructure** – As was done for Copper Ridge, we will be extending existing systems into the project to provide the levels of service required by the city, including fire flow protection. On site storm water management facilities will be focused in the SW corner of the project.

Overall, we feel this location and project will be a huge success for our company and for the continued development of the Mount Rushmore corridor in Rapid City. We enjoyed working with city staff on our Copper Ridge project and are confident that we can work together on this project to come up with a plan that is a win-win for both of us.

Please don’t hesitate to contact me with any questions.

Sincerely,

John Samuelson
Samuelson Development Inc.
605.728.5492
View of property from the southwest corner looking north