Case No. 19PD004

Legal Description:
Lot 2 of Block 5 of Big Sky Business Park, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Community Planning Department  
300 Sixth Street  
Rapid City, SD 57701

**RE:** Final Planned Development – Whisper Rock II Apartments – Big Sky Business Park, Rapid City, South Dakota

Dear Review Team:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City's requirements for a Final Planned Development for the proposed 40-unit apartment building located on Lot 2, Block 5, in Big Sky Business Park located within the City limits of Rapid City, South Dakota.

Included with this submittal are:
1. Application & fee  
2. Vicinity Map  
3. Site Plans  
4. Conceptual Building Elevations  
5. Building Floor Plan  
6. Turning Movements Exhibit  
7. Preliminary Site Lighting Exhibit  
8. Preliminary Design Report

**Project Background:**
The proposed building development consists of one phase. The site improvements include necessary water and sewer services, pavement, dumpster enclosure, and related improvements to facilitate the use of an apartment complex. This building is being constructed on a site just to the North of Whisper Rock Apartments; which are managed by the same owner.

**Building Use and Zoning:**
The proposed building footprint is 16,262 sq. ft gross and contains three stories.

The property is zoned Office Commercial and designated as a Planned Development.

**Parking Requirements:**
See attached site layout. Per Rapid City zoning code, 1.5 parking spaces per dwelling unit are required. This amounts to a total of 60 spaces. The site layout provides 64 total parking spaces. Three handicap spaces (one van accessible) are provided which is required by code.

No exceptions to the parking code are requested.

**Landscaping:**
See attached landscaping plan.

**Sanitary Sewer, Water, and Storm Water:**
See attached Plans.

Water service and sanitary sewer service have been provided to the lot. See attached plans and development design report for details.
Building Height:
The proposed building is three (3) stories and will be no taller than 42' as measured according to RC Code. Current zoning allows for a maximum height of 35' or 3 stories. This request is being made to match the site to the south of this project (Whisper Rock Apartments). Whisper Rock Planned Development documents that were approved by Planning Commission indicate a maximum height of 42’ that has been previously granted. See attached architectural plans for elevation views.

Lot Coverage:
The size of the lot is 1.87 acres or 81,307 SF. The proposed building has a floor area of 16,262 SF, which equates to a lot coverage of approximately 20%. Rapid City zoning code allows for maximum lot coverage of 35%.

Lighting:
Site lighting locations have been shown on the attached preliminary lighting plan and are in accordance with RC Code.

Signage:
Signage is proposed to include a ground-based sign located near the approach to Neel Street as identified on the Site Plan. No electronic reader board is being proposed with this planned development. All proposed signage will be in accordance with RC Code.

Thank you for your assistance in this matter. Please do not hesitate to call if you have any questions.

Sincerely,
KTM Design Solutions, Inc.
(605) 791-5866

[Signature]

Kyle Hibbs
Enclosures
The page contains a landscape plan for Whisper Rock II Apartments located on Lot 2, Block 5 of Big Sky Business Park in Rapid City, South Dakota. The plan includes a proposed 40-unit, 3-story apartment building with a play area (30x50) and a picnic area (20x20). The site layout includes various landscaping elements such as trees, shrubs, and boulders, and a planting schedule with instructions for plant types like PEA GRAVEL MULCH and TURF GRASS OR SOD. The plan is for review and does not certify the suitability, adequacy, or completeness of the plans or design, which are the responsibility of the engineer of record. All necessary permits shall be obtained prior to construction of the proposed public improvements.