

**REVISED STIPULATIONS OF APPROVAL FOR 18PD029**

1.	An Exception is hereby granted to allow the garage(s) to be located in the front yard setback(s) contingent upon a screening fence being provided along the east, west and south lot lines. In addition, evergreen trees shall be provided along the exterior of the fence abutting Mount Rushmore Road as shown on the applicant's photo simulation;
2.	An Exception is hereby granted to allow 4-story, 48.4 foot high apartment structure(s) contingent upon the open space and trees within the western portion of the property being preserved to the greatest degree possible as shown on the applicant's photo simulation. In addition, the design of the apartment buildings shall incorporate features that are vernacular to the Black Hills;
3.	Upon submittal of a Final Planned Development application, the site layout shall include the proposed location of the trash receptacles. In particular, the receptacles shall not be located west of the western structures to minimize the impact on the adjacent residential development;
4.	Upon submittal of a Final Planned Development Overlay application, a sign package in conformance with Chapter 17.50.080 of the Rapid City Municipal Code shall be submitted for review and approval if signage is being proposed. No electronic signs or pole signs are being approved as a part of this Initial Planned Development Overlay. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A Sign Permit shall be obtained for each individual sign;
5.	Upon submittal of a Final Planned Development Overlay application, a lighting plan shall be submitted for review and approval. All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
6.	Upon submittal of a Final Planned Development application, a Traffic Impact Study shall be submitted for review and approval by the City and South Dakota Department of Transportation. In addition, any improvements needed to accommodate the increase in traffic generated by the proposed use shall be completed prior to issuance of a Certificate of Occupancy;
7.	Upon submittal of a Final Planned Development Overlay application, a drainage plan in compliance with the Infrastructure Design Criteria shall be submitted for review and approval. The drainage plan shall demonstrate that stormwater is being detained to pre-developed/historic rates and provides stormwater quality;
8.	A minimum 58 foot setback shall be maintained along the west lot line, a section line highway;
9.	Upon submittal of a Final Planned Development Overlay application, a landscape plan shall be submitted for review and approval. In particular, the landscape plan shall include a minimum of 469,068 landscape points and 11 landscape islands. Each landscape island shall contain a minimum of 100 square feet and provide a minimum of one tree with shrubs, groundcover and/or mulch covering at the base. In addition, the landscape plan shall include perimeter bermed landscaping with coniferous trees to create a buffer along Fox Road and Mount Rushmore Road;
10.	Upon submittal of a Final Planned Development Overlay application, a parking plan shall be submitted for review and approval. In particular, the parking plan shall provide 1.5 parking spaces per unit with ADA parking in compliance with Chapter 17.50.270.H of the Rapid City Municipal Code;
11.	Upon submittal of a Final Planned Development Overlay application, the site layout

	shall be revised identifying a minimum of 400 square feet of usable open space per unit. The open space shall include play and recreational area(s) and pedestrian walkways for the tenants;
12.	Upon submittal of a Final Planned Development Overlay application, plans for the swimming pool in compliance with Chapter 17.50.320 of the Rapid City Municipal Code shall be submitted for review and approval;
13.	The property shall be rezoned to Office Commercial District and a Final Planned Development Overlay shall be approved prior to issuance of a building permit; and,
14.	All provisions of the Office Commercial District shall be met unless otherwise specifically authorized as a stipulation of the Initial and/or Final Planned Development Overlay.