Case No. 19PD033

Legal Description:

A portion of the NW1/4SE1/4 Less Menard Subdivision and the NE1/4SE1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Southwest Corner of Lot 1R of Tract A of the Menard Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota; the point of beginning; Thence (1) North 47°12'52" East, 817.31 feet to a point of non-tangency; Thence (2) South 88°03'24" East, 641.36 feet to a point of non-tangency; Thence (3) South 14°51'37" East, 794.42 feet to a point of non-tangency; Thence (4) South 75°08'05" West, 497.13 feet to a point of non-tangency; Thence (5) North 14°51'55" West, 8.00 feet to a point of non-tangency; Thence (6) South 75°08'05" West, 16.00 feet to a point of non-tangency; Thence (7) South 14°51'55" East, 8.00 feet to a point of non-tangency; Thence (8) South 75°08'05" West, 358.97 feet to a point of non-tangency; Thence (9) North 14°51'55" West, 8.00 feet to a point of non-tangency; Thence (10) South 75°08'05" West, 16.00 feet to a point of non-tangency; Thence (11) South 14°51'55" East, 8.00 feet to a point of non-tangency; Thence (12) South 75°08'05" West, 241.52 feet to a point of non-tangency; Thence (13) North 14°50'33" West, 5.00 feet to a point of non-tangency; Thence (14) South 75°08'05" West, 51.08 feet to the beginning of a curve concave southerly; Thence (15) curving to the left with an arc length of 69.72', with a radius of 1,039.00', with a chord bearing of S 73°12'45" W, with a chord length of 69.70'; Thence (16) South 71°17'20" West, 32.55 feet to a point of non-tangency; Thence (17) North 64°12'40" West, 14.27 feet to a point of non-tangency; Thence (18) North 19°42'40" West, 475.64 feet to the beginning of a curve concave easterly; Thence (19) curving to the right with an arc length of 62.84', with a radius of 600.00', with a chord bearing of N 16°42'39" W, with a chord length of 62.81'; Thence (20) curving to the right with an arc length of 50.59', with a radius of 900.00', with a chord bearing of N 15°19'15" W, with a chord length of 50.28'; Thence (21) curving to the right with an arc length of 0.30', with a radius of 0.13', with a chord bearing of N 47°14'27" E, with a chord length of 0.24'a
July 25, 2019

Ms. Vicki Fisher
Current Planning Division Manager
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Initial Planned Development – The Tallgrass Apartments
Shepherd Hills Subdivision, Rapid City, South Dakota

Dear Ms. Fisher:

BH Capital 4, LLC is developing property located south of the quickly growing E. North Street Corridor known as the Shepherd Hills Subdivision. The development’s location and access to several major road corridors that connect to Rapid City’s major employment providers, shopping centers and downtown make it an excellent location for a mixed use subdivision. The goals of the subdivision are:

1. Provide for a mixture of diversified, affordable, and safe housing which includes multi-family and single family dwelling units that will appeal to a wide market and variety of price points.
2. To explore new trends and innovations in the housing market such as tiny home and garden home developments
3. Expand the City of Rapid City’s Major Street Network to create improved access from residential areas to the south and east to the major shopping centers, employment centers and downtown.
4. Utilize the site’s unique location to encourage the continuation of Infill development and limit the continued expansion of City utilities on the outskirts of town and 3-mile jurisdictional area.
5. Allow excellent access to major retail and office facilities where residents can work, shop and play
6. Provide Common areas which may include walking trails and dedicated open spaces to provide a higher standard of living and encourage a healthy lifestyle.
7. Provide the needed volume of housing options for a growing city and expanding Air Force Base.

Plans for the first phase of the subdivision are currently being completed and grading on the first phases is expected to start within the next couple of weeks with streets and lots constructed by fall.

The intent of this planned development is to present the proposed Tallgrass Apartment complex to the Rapid City Planning Commission for consideration. The apartment complex is being proposed by Samuelson Development, LLC – an established and experienced apartment developer whose sole purpose is developing, owning and managing Class A luxury apartment properties in South Dakota. They currently
operate near 1,000 units located in both Rapid City and Sioux Falls. They are also in various stages of developing additional properties.

The project includes the construction of 10 Class A apartment buildings that will feature well designed livable apartment units, underground garage parking, elevator and ADA access for all their units, a club house and pool area, and large open areas for the residents to use. The proposed apartments have been carefully located on the site to maximize world class views of the Black Hills and Downtown Rapid City and to minimize their impact on the surrounding development.

Please find the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for an Initial Planned Development for the proposed Tallgrass Apartment project at Shepherd Hills in Rapid City, South Dakota.

Included with this submittal are:

1. Application
2. Vicinity Map
3. Metes and Bounds Legal Description
4. Site Plan
5. Elevation Plan
6. Phasing Plan

Project Background:
The proposed Tallgrass Apartment project development will consist of 10 apartment buildings, totaling 607 units, garages and a leasing office/clubhouse. The proposed buildings will feature internal elevators, ADA access, underground parking, Class A finishes and well-designed livable spaces. Five different floorplans have been selected to both provide a mixture of unit types and sizes and provide a great street level view with many different and varying site lines. The development will provide many amenities including pedestrian paths, landscaped community greenways, dog parks, outdoor seating, raised garden plots and access to future subdivision wide walking paths and greenspace amenities. The clubhouse will provide shared space for all the tenants to cook, meet and facilitate a healthy lifestyle; it will also include management offices and a pool with even more shared patio space. The Tallgrass Apartment development will provide new, modern, state of the art apartment living in one of Rapid City’s newest and most exciting subdivisions.

Building Use and Zoning:
See attached site plan. There are five proposed building footprints of varying shapes and sizes that have been utilized for the site. The applicant is requesting that 10 primary use apartment buildings, the accessory office/clubhouse and parking garages be permitted with the Initial Planned Development. The site will be constructed in 3 phases per the plan submitted with this application.

The majority of the property is currently zoned Medium Density Residential (MDR). A small portion of the site is currently being rezoned from LDR-2 to MDR in a separate application.

Parking Requirements:
See attached site layout. Per the Rapid City Zoning Code, a total of 934 parking spaces are required. The proposed site plan provides a total of 602 off street outdoor parking spaces, 310 garage parking spaces and 454 underground parking spaces, far exceeding the zoning code. The garage and other accessory buildings were located along side and rear lots or in-between buildings to create clean site lines and landscaping corridors along both Anamosa and Philadelphia Street. In addition the availability of underground parking and elevator access provides a new level of accessibility that will allow for a greater diversity in tenants – which will provide an enhanced living experience for all of the residents.

The site and proposed uses are consistent with the assumptions found in the Traffic Impact Analysis prepared for this area by the City of Rapid City.

Traffic and Access:
See attached site layout. The proposed site is located at the proposed intersection of Anamosa Street (Arterial) and East Philadelphia St. (collector). Several of Rapid City’s most important and well-built transportation corridors are located and are immediately accessible from this development.

Landscaping:
Landscaping will be provided in accordance with the Rapid City Zoning Code.

Sanitary Sewer, Water, and Storm Water:
Sanitary Sewer Mains, Water Mains and Storm Water will all be constructed to the site. The storm water will be directed off-site to regional detention facility that will be sized to accommodate the development.

Building Height:
The proposed apartment buildings are three (4) stories and will be no taller than 56’ as measured according to the Rapid City Zoning Code. Current zoning allows for a maximum height of 35’ or 3 stories. The applicant is requesting that the maximum height be increased to 56’ to allow for the construction of a 4th floor and aesthetically pleasing roof lines. The buildings are all set back significantly from the property – no closer than 77’ to East Philadelphia Street and 130’ from Anamosa Street. Landscaping will be provided along the street corridors to provide a landscaping buffer that will further help to mitigate any effects of the additional building heights. Finally, the site will be graded very specifically to both create a lowered pad, more than 10’ of material will be removed which will lower the finished floor elevations for the buildings on the east and highest end of the site and a terraced plan will then follow the topography of the existing hillside.

The extra height is critical for the project plan. The cost of the additional features such as elevators and underground parking which create accessible living are mitigated through the construction of the extra floor. Without four stories these features are not financially feasible or the units become unaffordable to the population that need them the most.

Lot Coverage:
The size of the lot will be 25.3+/- acres. The proposed apartment buildings and accessory structures have a total first floor area of 245,289 SF, which equates to a lot coverage of 22.3%. Rapid City Zoning Code allows for maximum lot coverage of 30%.
Setbacks:
Setbacks will be in accordance with Rapid City Zoning Code for MDR zoning. The main buildings will be located no closer than 77’ to E. Philadelphia Street and 130’ from Anamosa Street. No Setback exceptions are being requested with this application.

Signage:
Signage will be in accordance with the Rapid City Zoning Code.

Lighting:
Site lighting will be addressed with the final planned development and will be in accordance with the Rapid City Zoning Code.

Color and Outside Finish:
Colors and Finishes will be earthtones with architectural asphalt shingles and stone accents.

Thank you for your assistance in this matter.

Sincerely,
Dream Design International, Inc.

Kyle Treloar

Enclosures

RECEIVED
JUL 26 2019
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING: MEDIUM DENSITY RESIDENTIAL (MDR)

MINIMUM SETBACKS:
- FRONT = 35' - ARTERIAL STREET
- SIDE = 8'
- BACK = 25' - MAIN BUILDING
- BACK = 5' ACCESSORY USE BUILDINGS

BUILDING HEIGHT
- MAXIMUM PERMISSIBLE = 35' OR THREE STORIES
- PROPOSED = 45', FOUR STORIES W/ ELEVATOR

LOT SIZE:
- TOTAL LOT SIZE = 25.3± ACRES
- LOT SIZE = 1,102,148 SF±
- MINIMUM REQUIRED LOT SIZE = 6.03± ACRES

LOT COVERAGE
- LOT AREA = 25.3± ACRES
- MAXIMUM PERMISSIBLE = 30%
- Total Apartments = 163,890 sf±
- Total Garages = 66,528 sf±
- Total Club House = 4,663 sf±
- PROPOSED = 21.3%

PARKING REQUIREMENTS
- 1.5 SPACES PER UNIT @ 607 UNITS
- 5 SPACES PER 1,000 FT² @ 4,663± SF
- TOTAL REQUIRED = 916 SPACES
- TOTAL SPACES PROVIDED PER RC ZONING CODE = 1,334 SPACES
- OFFSTREET OUTDOOR = 610 SPACES
- GARAGE INDOOR = 270 SPACES
- UNDERGROUND PARKING = 454 SPACES
- ACCESSIBLE SPACES REQUIRED = 24 SPACES
- ACCESSIBLE SPACES PROVIDE = 45 SPACES

LANDSCAPING REQUIREMENTS:
- LOT AREA - BUILDING AREA = POINTS REQUIRED
- POINTS REQUIRED = TBD
- POINTS PROVIDED = TBD

OPEN SPACE REQUIREMENTS:
- OPEN SPACE REQUIRED = 242,800 SF
- OPEN SPACE PROVIDED = 268,640 SF, MIN.

STREET CLASSIFICATION:
- ANAMOSA STREET - MAJOR ARTERIAL
- PHILADELPHIA STREET - COLLECTOR

BUILDING INFORMATION:
- BUILDING TYPE 1 = 16,066± SF
  - 67 UNITS TOTAL PER BUILDING
  - 42 UNDERGROUND PARKING SPACES
  - 2 BUILDINGS TOTAL = 134 UNITS
- BUILDING TYPE 2 = 22,894± SF
  - 100 UNITS TOTAL PER BUILDING
  - 72 UNDERGROUND PARKING SPACES
  - 1 BUILDINGS TOTAL = 100 UNITS
- BUILDING TYPE 3 = 23,673± SF
  - 91 UNITS TOTAL PER BUILDING
  - 63 UNDERGROUND PARKING SPACES
  - 1 BUILDINGS TOTAL = 91 UNITS
- BUILDING TYPE 4 = 13,291± SF
  - 43 UNITS TOTAL PER BUILDING
  - 36 UNDERGROUND PARKING SPACES
  - 3 BUILDINGS TOTAL = 129 UNITS
- BUILDING TYPE 5 = 15,106± SF
  - 51 UNITS TOTAL PER BUILDING
  - 42 UNDERGROUND PARKING SPACES
  - 3 BUILDINGS TOTAL = 153 UNITS

CLUB HOUSE = 4,663± SF
- INCLUDES LEASING OFFICE

GARAGE STALLS:
- 8 STALL GARAGE
- 12 STALL GARAGE
- 16 STALL GARAGE

TOTAL NUMBER OF UNITS = 607
TOTAL UNDERGROUND PARKING = 454
TOTAL LOT COVERAGE = 245,289± SF