Case No. 19PD039

**Legal Description:**
Lot 1 of Lot A of the SE1/4 of the NW1/4 of Section 5, located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
RE: Final Planned Development – Mickelson Drive Apartment Complex – Lot 1 of Lot A of the SE ¼ of the NW 1/4, Section 5, Township 1 North, Range 8 East, Rapid City, Pennington County, South Dakota

Dear Review Engineer:

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 development located on Lot 1 of Lot A of the SE ¼ of the NW 1/4, Section 5, Township 1 North, Range 8 East, Rapid City, Pennington County, 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 Design Report

Project Background:
The proposed development consists of two phases. The site improvements include necessary storm sewer, water and sewer services, pavement, dumpster enclosure, and related improvements to facilitate the use of the multi-family housing on this lot. It is the intent of the owner to lease the units in both buildings to the general public.

Building Use and Zoning:
The proposed buildings are 4,786 sq. ft gross and contain twelve lease units each.

The property is currently zoned Medium Density Residential.

Phasing Plan:
The parcel will be constructed in two phases. The apartment to the north will be constructed in Phase 1 and the apartment complex to the south will be constructed in Phase 2. See attached phasing plan.

Parking Requirements:
See attached site layout sheet. Per Rapid City zoning code, 1.5 parking spaces per unit for apartments. Requiring a total of 36 spaces. 36 total parking spaces are provided. Two handicap spaces are also provided which is the same as what is required by code. No exceptions to off-street parking requirements are being requested for this site.

Landscaping:
See attached landscaping plan. No exceptions to code are being requested for the landscaping plan.
Sanitary Sewer, Water, and Storm Water:
See attached Plans.

Building Height:
The proposed building is three (3) stories and will be no taller than 35’ as measured according to RC Code. Current zoning allows for a maximum height of 35’ or 3 stories. See attached architectural plans for elevation views.

Setback and Building Locations:
See attached site plan sheet. A reduction to the front yard (facing Mickelson Drive) and rear yard are being requested to allow the apartment complexes to be constructed. The front yard setback reduction being requested is from 25 feet to 21 feet. This is a reduction of 19%. The rear yard setback reduction being requested is from 25 feet to 24.2 feet. This is a reduction of 3.3%.

Lot Coverage:
The size of the lot is 1.0 acres or 43,560 SF. Each of the proposed buildings have a floor area of 4,786 SF, which equates to a lot coverage of approximately 22%. Rapid City zoning code allows for maximum lot coverage of 30%.

Lighting:
Site lighting locations will be in accordance with RC Code. The majority of lighting on site will be building mounted. Lights will not project onto neighboring properties or ROW.

Signage:
Signage is proposed to include signage located on the building and a ground-based sign located near the Mickelson Drive and Highway 44 intersection 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

Kyle Hibbs

Enclosures