Case No. 20PD014

Legal Description:

Lots 1, 2, and 3 of Block 2 of Shepherd Hills Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
March 12, 2020

Ms. Vicki Fisher
Community Planning & Development Services – City of Rapid City
300 Sixth Street
Rapid City, SD  57701

RE: Final Planned Development – The Tallgrass Apartments Phase 1
Shepherd Hills Subdivision, Rapid City, South Dakota

Dear Ms. Fisher:

Please find the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for a Final Planned Development for Phase 1 of the proposed Tallgrass Apartments project at Shepherd Hills in 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 Exhibits
7. Preliminary Design Reports
8. Phasing Plan

Project Background:
The proposed Tallgrass Apartments project development will consist of 10 apartment buildings, totaling 607 units, garages and a leasing office/clubhouse. Phase 1 proposes 161 units in 3 apartment buildings with the 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, 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 Apartments 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. The site will be constructed in 4 phases per the attached site plan. There are two proposed building footprints of varying sizes that have been utilized for the proposed Phase 1 site plan. The applicant is requesting that three primary use apartment buildings, the accessory office/clubhouse and parking garages be permitted as part of Phase 1 with the Final Planned Development. The remaining portions of the site will be future phases. The property is currently zoned Medium Density Residential (MDR).

Clubhouse:
The clubhouse will include management offices, a community room that has multiple dining and seating areas with a fireplace, a fitness center, and a pool with shared patio space. The community room will be used by the residents and
will not host outside events. The pool and patio space will be screened by a 6’ tall white vinyl slatted fence. The fence prevents uncontrolled access by children.

**Parking Requirements:**
See attached site layout. Per the Rapid City Zoning Code, a total of 267 parking spaces are required for Phase 1. The proposed site plan provides a total of 148 off street outdoor parking spaces, 46 garage parking spaces and 121 underground parking spaces, far exceeding the zoning code. The garage and other accessory buildings will be 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.

No exceptions to the parking code are requested.

Turning movements through the site were evaluated to ensure access through the site, particularly for refuse vehicles. See attached turning exhibit.

**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). These are several of Rapid City’s most important and well-built transportation corridors and provide immediate access to Rapid City roadway network.

**Landscaping:**
See attached landscaping plan. Landscaping requirements were determined through the points system established in the Rapid City Zoning Code. Per Rapid City Zoning Code 294,286 points are required for Phase 1. The proposed Phase 1 site provides 297,260 points exceeding the zoning code.

**Sanitary Sewer, Water, and Storm Water:**
See attached Design Reports prepared for the site and subdivision. Adequate water pressure for normal operations and fire flows are provided to the site which is served by the City of Rapid City. Adequate sanitary sewer facilities have also been provided to the site. Offsite storm water quantity and quality improvements were constructed to serve the entire development, including this site, with adequate conveyance capacity provided to and from the site. The storm water will be directed off-site to regional detention facility that will be sized to accommodate the development.

**Building Height:**
An initial planned development (19PD033) approved an exception to allow a 4-story, 56’ high apartment development. The three proposed apartment buildings in Phase 1 are four (4) stories and will be 49’ 9” as measured according to the Rapid City Zoning Code. The proposed building height is less than the approved exception in the initial planned development 19PD033 and allows 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 58’ to East Philadelphia Street as part of Phase 1. 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.

See attached floor plans and section views of the apartment buildings.

**Lot Coverage:**
The size of Lots 1, 2, and 3, Block 2, Shepherd Hills Subdivision is 25.3+/- acres and Phase 1 will be 8.13 +/− acres. The proposed apartment buildings and accessory structures have a total first floor area of 63,949 SF, which equates to a lot coverage of 18.1% for Phase 1. 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 58’ to E. Philadelphia Street. No setback exceptions are being requested with this application.

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

**Signage:**
A monument style sign is proposed at the entrance to E Philadelphia Street near the clubhouse and at the corner of E Anamosa Street and E Philadelphia Street. Signage will be in accordance with the Rapid City Zoning Code.

**Color and Outside Finish:**
The exterior of building will be a combination of brick veneer, SmartSide lap siding and trim, peaked shingled roof, and stone veneer with earthtones colors. See attached elevation views for details.

We hope that this information is adequate to address any questions or comments and provide guidance for the approval and of the final planned development. If there are any additional questions please do not hesitate to contact the office.

Sincerely,
KTM Design Solutions, Inc.

Mike Stetson

Enclosures
PROJECT OVERVIEW

The City of Rapid City 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.

Jim Schramm  Architect,  LLC
211 Walnut Street     Yankton, S.D.  57078     605-668-0883
LANDSCAPE PLAN

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Jim Schramm Architect, LLC
211 Walnut Street     Yankton, S.D.  57078     605-668-0883

PHASE 4

PLANTING SCHEDULE

1.5" RIVER ROCK
MULCH, SEE NOTES

.legend

SEEDED GRASS, SEE NOTES
GS OR MALUS
BALLED & BURLAPPED TREE W/ MULCH RING
DECIDUOUS SHRUB
CONTAINER

PHASE 2