Case No. 20PD015

Legal Description:

Lot H of Orchard Meadows Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Community Planning & Development Services  
300 Sixth Street  
Rapid City, SD  57701

RE: Initial Final Planned Development – Orchard Park Apartments, Rapid City, 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 an Initial Final Planned Development for the proposed building development located on Lot H, in Orchard Meadows Subdivision located within the City limits of Rapid City, South Dakota.

Included with this submittal are:
1. Application & fee (Our understanding is we will be invoiced for this application)
2. Site Plans
3. Conceptual Building Elevations
4. Building Floor Plan
5. Preliminary Design Report

Project Background:
Muth Properties, Inc. is developing Orchard Park Apartments on Lot H within Orchard Meadows Subdivision off of Jaffa Garden Way. The proposed Orchard Park Apartments will consist of six – 15 unit apartments for a total of 90 units and six – five stall garages for a total of 30 garage stalls.

Building Use and Zoning:
The proposed area for each apartment is 14,531 sq. ft and the proposed area for each garage 1,200 sq ft.

The property is zoned Office Commercial District.

Parking Requirements:
See attached site layout. Per the Rapid City Zoning Code, 1.5 parking spaces per unit are required for a total of 135 required parking spaces. Included in the 135 parking spaces, 6 ADA accessible parking spaces are required. We are providing 145 total parking spaces, included in the total are 30 garage stalls, the 109 standard parking spaces and the 6 ADA parking spaces.

No exceptions to the parking code are requested.

Landscaping:
See attached landscaping plan.

Sanitary Sewer, Water, and Storm Water:
See attached plans and report.

Building Height:
The proposed building is three stories and can be no taller than 35’ as measured according to Rapid City Municipal Code. The approximate height from the finish floor to the building height is approximately 39’. Current zoning allows for a maximum height of 35’ or 3 stories. See attached building plans for elevation views.
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