Case No. 20PD020

Legal Description:

Lots 1 thru 7; the N1/2 vacated Nowlin Street adjacent to said Lot 7; the W1/2 vacated Gold Street adjacent to said Lots 1 thru 7; and Lot 15 of Block 14; Lot 1 thru 4; the S1/2 vacated Nowlin Street adjacent to said Lot 1; and the W1/2 vacated Gold Street adjacent to said Lot 1 thru 4 of Block 17, all located in Scotts Addition, Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
Community Planning & Development Services  
300 Sixth Street  
Rapid City, SD 57701

RE: Final Planned Development – Discovery Village – Scott’s Addition Subdivision, Rapid City, South Dakota

Dear Development Review Team:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for a Final Plan Development for the proposed Discovery Village Apartments located on Lots 1-7; North 1/2 of the Vacated Nowlin Street Right-of-Way adjacent to said Lot 7; West 1/2 of the Vacated Gold Street Right-of-Way adjacent to said Lots 1-7; Lot 15, Block 14 and Lots 1-4, including the South 1/2 of the Vacated Nowlin Street Right-of-Way adjacent to said Lot 1 and the West 1/2 of the Vacated Gold Street Right-of-Way adjacent to said Lots 1-4, Block 17, Scott’s Addition Subdivision located within the city limits of Rapid City, Pennington County, South Dakota. Tax Identification Codes are 52146 and 31161, respectively.

Included with this submittal are:
1. Application & fee
2. Vicinity Map
3. Site Development Plans
4. Conceptual Building Elevations
5. Building Floor Plan
7. Geotechnical Report

Project Background:
The proposed Discovery Village Apartments is located to the south of Anamosa Street, East of Silver Street, and west of Nickel Street. The site is zoned Medium Density Residential District (MDR) within the M Hill Overlay Zoning District (M Hill Overlay). Rapid City Municipal Code requires the more stringent requirement of the MDR or M Hill Overlay districts to be applied to this site since it is within the M Hill Overlay district.

The layout includes a three-story building, parking lot, stormwater improvements, landscaping, and site amenities such as spacious common areas and a playground area for residents. The building will provide 14-two bedrooms and 22 three-bedroom apartment units. The building is designed to have a 6.0’ elevation difference in finished floor elevations to naturally fit into the surrounding topography. Accessible routes have been designed for the complex along with six accessible units provided within the building.

Building Use and Zoning:
The proposed building is 15,321 SF and contains 14 two-bedroom and 22 three-bedroom apartment spaces, a total of 36 units. Required lot area is 5,000 SF plus an additional 2,000 SF per unit, totaling 77,000SF. The lot area of the site is 119,658 SF, greater than the required lot area.

The property is zoned Medium Density Residential within the M Hill Overlay Zoning District.
Parking Requirements:
See attached site layout. Per the MDR section of Rapid City zoning code, 1.5 parking spaces per dwelling unit is required. A total of 36 units are shown in the building; this equates to 54 required parking spaces. Per the M Hill Overlay District section of Rapid City zoning code, 2 off-street parking spaces per dwelling unit are required. An additional parking space per four dwelling units is required for guest parking. This equates to 72 resident parking spaces and 9 guest spaces for a total of 81 required parking spaces. We are providing 73 total parking spaces (8 less than required), including six handicap spaces; three more accessible spaces than required. We propose signing 8 guest spaces (one less than required) and providing 65 resident spaces.

We are requesting a 9.8% exception to the parking code.

Landscaping:
See attached landscaping plan.
No exceptions to zoning code are being requested.

Sanitary Sewer, Water, and Storm Water:
Please reference the attached Plans. Sanitary sewer service and water service are provided to the site. Stormwater is controlled through an on-site network of pipes, inlets, and outlet control structures. Please see the provided design report for additional information.

Building Height:
The proposed building is a three (3) stories or 34'-8" as measured from finished grade to the median of the roof. Please see the provided building elevation views. The current zoning code allows for a maximum height of 35' or 3 stories. 17'-3/4" is above the second story to the median of the roofline.

Lot Coverage:
The size of the lot is 2.77 acres or 119,658 SF. The proposed building has a floor area of 15,321 SF, which equates to a lot coverage of approximately 12.8% - less than the maximum 30% required from the Zoning Code.

Building Setback Requirements:
Front: 25'
Rear: 25'
Side Yard: 12' plus an additional 1.0' per extra 3.0' in building height above the second story

Lighting:
Site lighting will be in accordance with Rapid City Zoning Code.

Signage:
Signage will be in accordance with Rapid City Zoning Code and SDHDA requirements.

Thank you for your assistance in this matter. Please do not hesitate to call 605-791-5866 if you have any questions.

Sincerely,

Kyle Hibbs
KTM Design Solutions, Inc.

Enclosures