

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



KTM DESIGN SOLUTIONS, INC.

628 ½ 6th Street

Rapid City, SD 57701

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[e] engineers@ktmdsi.com | [w] ktmdesignsolutions.com

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
6. Preliminary Stormwater Design Report
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

SITE LAYOUT NOTES
 LOT INFORMATION: 4,178.00 SF
 4,178.00 SF
 ZONING: M HILL OVERLAY ZONING DISTRICT

MINIMUM SETBACKS:
 SIDE = 12' PLUS 1' PER 3' ADDITIONAL ABOVE
 FRONT = 10'
 BACK = 20'

BUILDING HEIGHT:
 MAXIMUM PERMISSIBLE = 3 STORIES OR 35'
 PROPOSED = 34'-8"

LOT COVERAGE:
 MAXIMUM PERMISSIBLE = 30%
 PROPOSED = 12.8%

PARKING REQUIREMENTS:
 1.5 SPACES PER 4 UNITS GUEST PARKING
 1.5 SPACES PER 4 UNITS GUEST PARKING

TOTAL SPACES REQUIRED = 65 SPACES
 TOTAL SPACES PROVIDED = 71 SPACES
 ACCESSIBLE SPACES REQUIRED = 4 SPACES
 ACCESSIBLE SPACES PROVIDED = 6 SPACES

SMOKE REMOVAL REQUIREMENTS:
 1.5 SPACES PER EACH 1-2 BDR. APT.
 2.0 SPACES PER EACH 3 BDR. APT.
 2.2 - 3.0 BDR. APT. @ 2.0 = 44 SPACES

LANDSCAPING REQUIREMENTS:
 LOT AREA BUILDING AREA = 104,141 SQUARE FEET
 POINTS PROVIDED = 104,141

MINIMUM SETBACKS:
 SIDE = 12' PLUS 1' PER 3' ADDITIONAL ABOVE
 FRONT = 10'
 BACK = 20'

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- 7 CONNECT TO EXISTING UTILITY STUBS
- 8 INSTALL 18" RCP AS SHOWN ON SHEET 8
- 9 PROPOSED PLAYGROUND (4410 SQ. FT.)
- 10 PROPOSED C-WALL
- 11 SNOW REMOVAL AREA
- 12 DUMPSTER PAD
- 13 INSTALL 4" PAINTED WHITE PAVEMENT MARKING (TYP.)
- 14 INSTALL 24" RCP AS SHOWN ON SHEET 8
- 15 INSTALL OUTLET STRUCTURE AS SHOWN ON SHEET 8
- 16 11.25' BEND
- 17 8" X 8" REDUCER
- 18 8" VALVE
- 19 TYPE B CURB AND GUTTER
- 20 TYPE C CURB AND GUTTER

- 1 INSTALL TYPE B OR TYPE B1 CONCRETE CURB & GUTTER PER DETAIL 60-2 ON SHEET 11
- 2 INSTALL HANDICAP ACCESSIBLE RAMP PER DETAIL 61-5 ON SHEET 11
- 3 INSTALL HANDICAP PARKING SPACE PER DETAIL 8 ON SHEET 11 (ALL VAN ACCESSIBLE)
- 4 INSTALL HANDICAP PARKING SIGN INCLUDING VAN PLACQUE PER DETAIL A ON SHEET 11
- 5 INSTALL CONCRETE SIDEWALK PER DETAIL 61-2 ON SHEET 11
- 6 INSTALL 4" PAINTED WHITE PAVEMENT MARKING (TYP.)

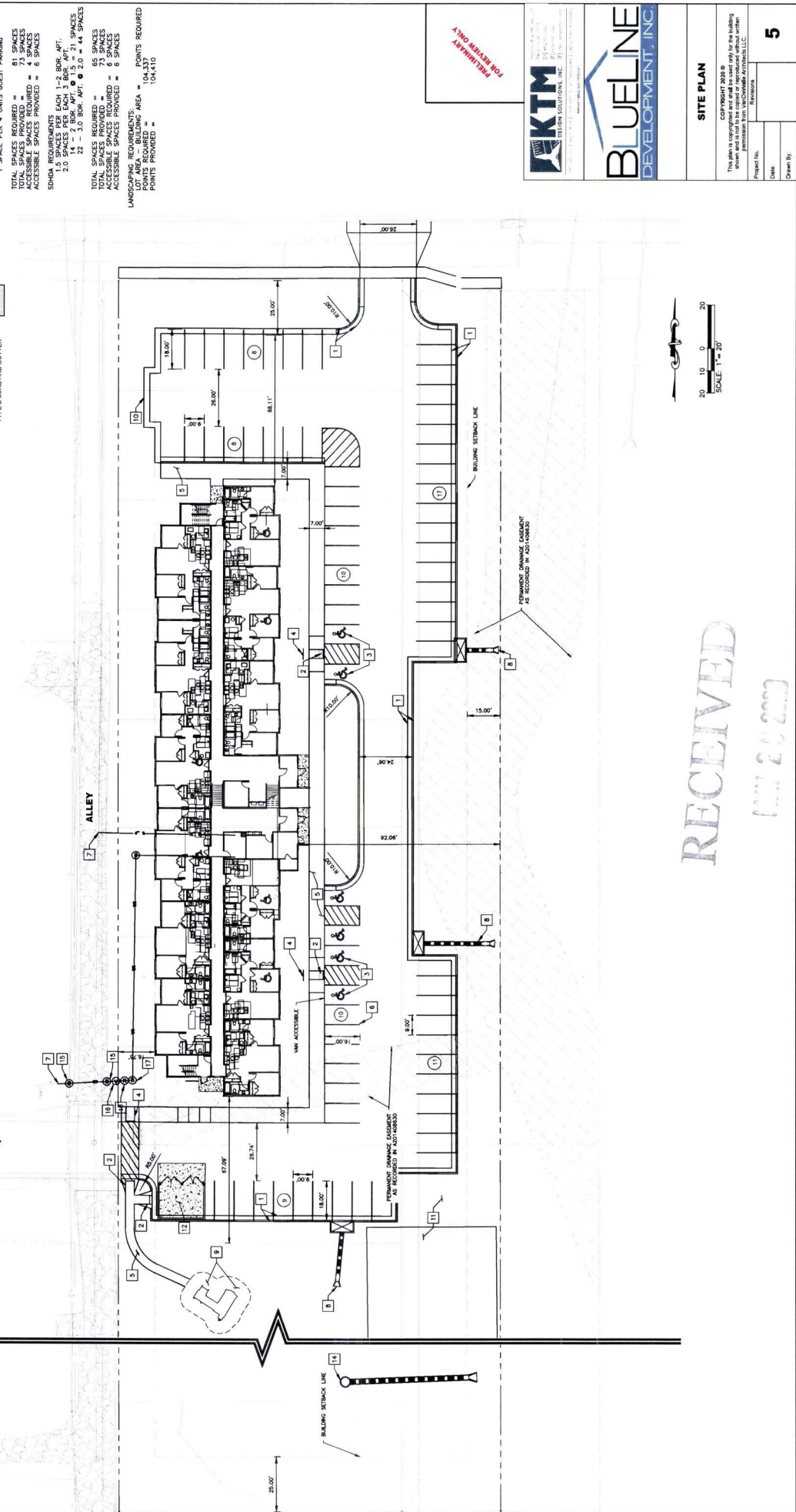
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4780 AVENUE 603
RIVERSIDE

BLUELINE
DEVELOPMENT, INC.

SITE PLAN

CONTRACT 2020-19

This plan is copyrighted and shall be used only for the building shown herein. No part of this plan may be reproduced without written permission from KTM CONSULTANTS, INC.

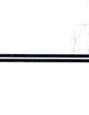
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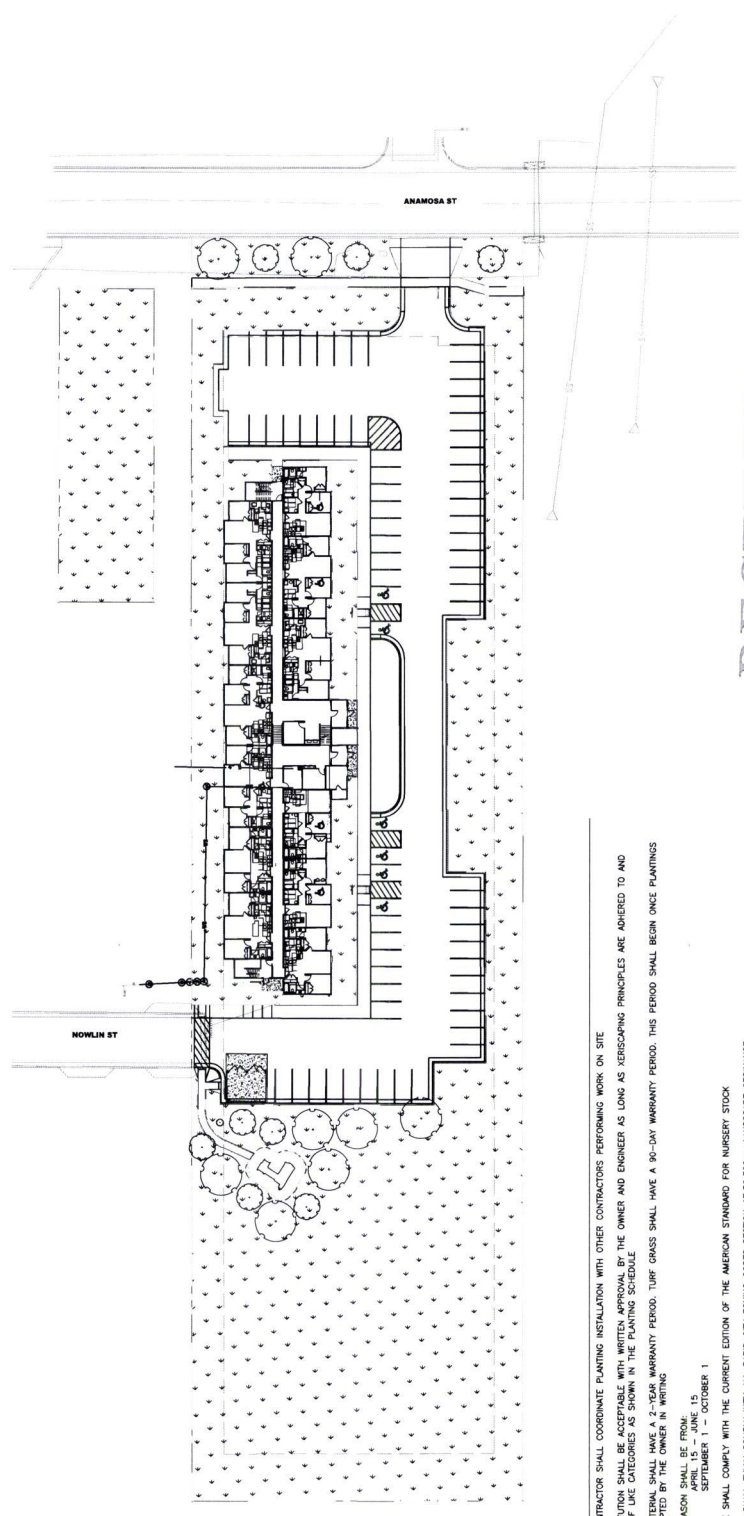
MAY 20 2020

RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT



DEVELOPED PROPERTY SQUARE FOOTAGE		119,658 SQ. FT.
LANDSCAPE POINTS PROVIDED		104,337 POINTS
LANDSCAPE POINTS REQUIRED		104,337 POINTS
DESIGNATION		
TURF AREAS	7,628 S.Y. @ 10 PTS / S.Y.	76,280 PTS
LARGE TREES	8 @ 2,000 PTS EA.	16,000 PTS
MEDIUM TREES	8 @ 1,000 PTS EA.	8,000 PTS
SMALL TREES	1 @ 500 PTS EA.	500 PTS
SHRUBS	0 @ 250 PTS EA.	0 PTS
MAINTAINED GRASS COVER WITHIN ROW	383 S.Y. @ 10 PTS / S.Y.	3,830 PTS
POINTS PROVIDED		104,410 PTS

LEGEND	
	REA GRAVEL MULCH
	TURF GRASS OR SOD
	BALLED & BURLAPPED TREE
	BALLED & BURLAPPED SHRUB
	TREE IN MULCH
	EXISTING TREE
	EXISTING SHRUB
	LANDSCAPING
	Boulder
	Retaining Wall



FOR REVIEW ONLY

KTM
KENTON TOWN

BLUELINE
DEVELOPMENT, INC.

LANDSCAPE PLAN

60% IMPROVEMENT PLAN
This plan is copyrighted and shall be used only for the building shown and shall not be used for any other building without written permission of the landscape architect.

Project No. _____
Date _____
Drawn By _____

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JUN 20 2023

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

- NOTES:
- LANDSCAPING CONTRACTOR SHALL COORDINATE PLANTING INSTALLATION WITH OTHER CONTRACTORS PERFORMING WORK ON SITE.
 - PLANTING SUBSTITUTION SHALL BE ACCEPTABLE WITH WRITTEN APPROVAL BY THE OWNER AND ENGINEER AS LONG AS XERISCAPING PRINCIPLES ARE ADHERED TO AND PLANTINGS ARE OF LIKE CATEGORIES AS SHOWN IN THE PLANTING SCHEDULE.
 - ALL PLANTING MATERIAL SHALL HAVE A 2-YEAR WARRANTY PERIOD. TURF GRASS SHALL HAVE A 90-DAY WARRANTY PERIOD. THIS PERIOD SHALL BEGIN ONCE PLANTINGS HAVE BEEN ACCEPTED BY THE OWNER IN WRITING.
 - THE PLANTING SEASON SHALL BE FROM:
SPRING: APRIL 15 - JUNE 15
FALL: SEPTEMBER 1 - OCTOBER 1
 - ALL PLANT STOCK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.
 - THE CONTRACTOR SHALL FULLY COMPLY WITH ALL RAPID CITY ZONING CODES SECTION 17-50.300 - LANDSCAPE ORDINANCE.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.
 - IN AREAS WHERE REA GRAVEL MULCH HAS BEEN SELECTED THE CONTRACTOR SHALL PROVIDE LANDSCAPE EDGING BETWEEN THE GRASSED AREA AND THE PLANTING AREAS. APPROXIMATE TOTAL LENGTH OF LANDSCAPE EDGING IS 144 LF.
 - ALL PLANTINGS AND PLANT AREAS SHALL ADHERE TO THE XERISCAPING DESIGN PRINCIPLES. IF, IN THE OPINION OF THE LANDSCAPE CONTRACTOR, XERISCAPING PLANTS HAVE NOT BEEN SELECTED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE A LIST OF PLANTS AS REPLACEMENTS FOR APPROVAL BY THE OWNER AND ENGINEER PRIOR TO BEING AWARDED THE BID.







1 3D View 1
Scale:



2 3D View 2
Scale:

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MAY 20 2020
RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

 VanDeWalle Architects LLC <small>ARCHITECTS</small> 5000 East 10th Street, Suite 100 Rapid City, SD 57701-1411 605.326.1411	
	
Discovery Village Apartments Rapid City, South Dakota	
Exterior Perspective Views	
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Project No.	20026
Date	05.27.20
Drawn By	TJS
Revisions	
A3.1	