Case No. 20PD028

Legal Description:

Lot A of Diamond Ridge Subdivision, located in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Community Planning & Development Services
300 Sixth Street
Rapid City, SD  57701

RE: Initial Planned Development – Moonlight 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 Planned Development for the proposed building development located on Lot A, in Diamond Ridge 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 Plan
3. Conceptual Building Elevations
4. Building Floor Plan

Project Background:
Western Housing Enterprises, LLC. is developing Moonlight Apartments on Lot A within Diamond Ridge Subdivision off of Valley Drive. The proposed Moonlight Apartments will consist of seven–12 unit apartments for a total of 84 units and six – multi stall garages for a total of 68 garage stalls.

Building Use and Zoning:
The proposed area for each apartment is 4,788 sq. ft and the proposed area for garages is 13,956 sq ft.

The property is zoned Medium Density Residential.

Parking Requirements:
See attached site layout. Per the Rapid City Zoning Code, 1.5 parking spaces per unit are required for a total of 126 required parking spaces. Included in the 126 parking spaces, 6 ADA accessible parking spaces are required. We are providing 168 total parking spaces, included in the total are 68 garage stalls, the 100 standard parking spaces and the 8 ADA parking spaces.

No exceptions to the parking code are requested.

Landscaping:
Landscaping plan to be provided with Final Planned Development. No exceptions to the landscaping code are requested.

Sanitary Sewer, Water, and Storm Water:
Utility Sizing reports to be provided with final planned development.

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 35’. Current zoning allows for a maximum height of 35’ or 3 stories. See attached building plans for elevation views.
Lot Coverage:
The size of the lot is 3.73 acres or 162,478 SF. A proposed apartment buildings have a floor area of 33,516 SF and proposed garages have a floor area of 13,956 SF which equates to a lot coverage of approximately 29.2%. Rapid City Zoning Code allows for maximum lot coverage of 30%.

Lighting:
Lighting will be external on buildings and garages.

Signage:
Signage will be located at the south west entrance to the proposed site. Signage details will be provided with the Final Planned Development.

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 Treloar

Enclosures

RECEIVED
AUG 26 2020
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING: MEDIUM DENSITY RESIDENTIAL

NUMBER OF UNITS = 84
MINIMUM SETBACKS:
FRONT = 25'
SIDE = 12'
BACK = 25' - ACCESSORY - 5'

BUILDING HEIGHT
MAXIMUM PERMISSIBLE = 35'
PROPOSED = TBD

LOT COVERAGE
MAXIMUM PERMISSIBLE = 30%
PROPOSED = 29.2%

LOT SIZE REQUIREMENT
1.50SF PER UNIT + 5,000SF
MINIMUM REQUIRED LOT SIZE = 131,000SF
PROPOSED LOT SIZE = 162,478SF

STREET CLASSIFICATION:
VALLEY DRIVE - COLLECTOR STREET

PARKING REQUIREMENTS:
RAPID CITY REQUIREMENTS
1.5 SPACES PER UNIT
TOTAL REQUIRED = 126 SPACES
TOTAL SPACES PROVIDED = 172 SPACES
ACCESSIBLE SPACES REQUIRED = 6 SPACES
OPEN SPACE REQUIREMENTS:
400SF PER UNIT
OPEN SPACE REQUIRED = 33,600SF
OPEN SPACE PROVIDED = TBD

LANDSCAPING REQUIREMENTS:
LOT AREA - BUILDING AREA = POINTS REQUIRED
POINTS REQUIRED = TBD
POINTS PROVIDED = TBD

DRAINAGE:
STORM WATER TO FLOW FROM NORTH TO SOUTH AND ROUTED INTO VALLEY DRIVE RIGHT OF WAY. STORMWATER DETENTION AND QUALITY TO BE ACCOUNTED FOR IN REGIONAL IMPROVEMENTS.