Case No. 20PD032

Legal Description:

Lot 17 thru 32 and the S1/2 of vacated alley adjacent to said Lots of Block 89 of Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
November 13, 2020

Ms. Vicki Fisher
Planning Manager
Current Planning Division
Department of Community Development
300 Sixth Street
Rapid City, SD 57701

RE: Final Planned Development – Letter of Intent
100 St. Joseph Street – Rapid City, South Dakota
Elements Apartments

Dear Ms. Fisher:

The Elements LLC is proposing an exciting new downtown mixed-use building that will offer street level commercial suites with three additional stories of apartments. The project is located East of Fifth Street area that was established to expand the downtown business district and bridge the gap to the South Dakota School of Mines and Technology Campus (SDSMT). The site itself is located along Saint Joseph Street between 1st and 2nd Streets on the site of the recently demolished Imperial Inn and Restaurant. This development qualifies as a true infill project that will occupy a currently vacant downtown property and proposes to encourage a live-work-play setting that has been identified as a primary goal in the City of Rapid City’s Comprehensive Plan and Downtown Area Master Plan.

The site is zoned Urban Commercial District. This is a new zoning district that specifically encourages mixed use, higher density developments near the existing downtown core business district. The proposed building consists of street level commercial suites that take advantage of pedestrian friendly walking paths and high-volume arterial streets. Above the commercial suites, three floors of apartments will provide much needed and desired downtown living spaces. The proximity of the building to the downtown core and SDSMT campus encourages multiple modes of transportation and increases activity into an ever more revitalizing downtown area. The apartments themselves will be market rate and vary to provide multiple price points to serve the wide variation of pay scales found downtown. The proposed building will feature economical and efficient design concepts to help keep construction costs down. This allows the apartments to serve a wider array of Rapid City’s residents and provide affordable workforce housing that will complement the downtown business district.

The building site is intentionally laid out to encourage pedestrian traffic throughout the block long project. By providing ground floor windows, front street entrances, plentiful outdoor lighting and building face
variation the entire building is aesthetically pleasing, easily accessible and most importantly pedestrian safe. Also, in line with the Urban Commercial District the applicants are proposing a mixture of surface and underground parking, with the majority of spaces located underground. This helps to provide an appropriate number of parking spaces for the building’s users and tenants and reduce the visual impact of the outdoor parking which further allows the building’s prominent aesthetics to shine.

Additional supporting documents are attached for consideration of the proposed development including:

1. Final Planned Development
2. Development layout and Site Plan
3. Front Elevation View
4. Building Floorplans
5. Vicinity Map
6. Completed Application

The final planned development is planned for a portion of the property legally described as Lots 17-32 and the South ½ of the vacated alley adjacent to said lots, Block 89 of the Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

Proposed Use and Zoning:

See attached site plan and elevation views. The proposed building features the following:

**First Floor** – 29,419 SF of Commercial Suites and shared apartment amenities and leasing office

**Second Floor** – 29,288 SF of Apartments consisting of 7 Studio’s, 21 One Bedroom Units & 5 Two Bedroom Units

**Third Floor** – 29,288 SF of Apartments consisting of 7 Studio’s, 21 One Bedroom Units & 5 Two Bedroom Units

**Fourth Floor** – 29,288 SF of Apartments consisting of 7 Studio’s, 21 One Bedroom Units & 5 Two Bedroom Units

Setbacks:

See attached site plan. No setback reductions or variances are being requested with this plan. The building is located within 10’ of the front property line per Urban Commercial District (UCD) Zoning Code. The setback encourages pedestrian friendly access into and by the proposed building. The building is also located to provide adequate site triangles from First and Second Street Intersections with St. Joseph Street.

Lot Coverage:

See attached site plan. No lot coverage reductions or variances are being requested with this plan. Lot
coverage is 48.6% for the proposed site which is lower than the minimum required lot coverage of 90% for the Urban Commercial District. The additional lot space allows for limited outdoor parking in the rear of the building and space for enlarged pedestrian walkways.

Lot Area:

See attached site plan. The planned development area is 1.38 Acres, no minimum lot area is defined for the UCD.

Sanitary Sewer, Water, and Storm Water:

Sanitary Sewer, Water and Storm Water calculations will be submitted with the final planned development. Adequate Sanitary Sewer and Water infrastructure is located in the street right-of-way’s adjacent to the property. The property was previously the site a large motel/apartment complex with restaurant. The proposed demand on the existing utilities should be minimal, especially in light of the site’s previous use.

Color and Outside Finish:

See attached building elevation views. The building will be aesthetically pleasing and consist of a variety of finished materials, large store front glass windows and doors, residential windows, outdoor decks and varied building face variation and articulation and lighting.

Signage:

Signage will be in accordance with the Rapid City Zoning Code.

Lighting:

Site lighting will be addressed with the final planned development and will be in accordance with the UCD Rapid City Zoning Code.

Building Height:

The proposed mixed-use building is Four (4) stories. Current zoning code requires Graduated Height Setbacks. The applicant is requesting that the requirement to provide graduated height setbacks be waived for this site. The requirement for graduated setbacks significantly impairs the ability of the applicant to utilize efficient design and construction techniques that are being applied to help lower costs and provide more affordable rents to the future building residents.

An exception to waive the requirement for graduated height setbacks was granted at Initial PD application.
Parking:

The applicant is proposing to provide 130 parking spaces for this development, more than the 102 minimum parking spaces required in the UCD zoning code. In order to provide the parking spaces, the applicant is proposing to construct 75 underground parking spaces as allowed by conditional use. The underground parking not only allows for additional parking but helps to support the higher uses and densities proposed and supported by the UCD zoning code and in accordance to the City of Rapid City Comprehensive Plan and Downtown Area Master Plan. The underground parking will be accessed from 1st street at the rear of the building.

In addition to the underground parking, the applicant is proposing 55 surface spaces. The surface parking lot is located at the rear of the lot, behind the building and hidden from St. Joseph Street. In order to create an economical and accessible parking lot, the applicant is requesting that up to 55% of the Second Street Right of Way be fronted by parking lot. None of the other street frontages will have parking lot frontage. This will far exceed the minimum 25% lot frontage requirement in aggregate of the entire project’s street frontage.

An exception to allow 55% parking lot frontage along Second Street was granted at Initial PD application.

The applicant is requesting that underground parking be allowed as permitted as a conditional use to UCD zoning.

Trash Collection:

The collection of garbage is located at the underground parking area with trash chutes collecting from each floor. In lieu of outside dumpsters the building operator will pull the dumpsters out for collection.

Pedestrian Elements:

The building has storefront glass on the south, east and west sides. Bike Racks will be available and street trees are located on the south and east side of the property. Sidewalks are on the south, east, and west sides with slopes less than 5% grade.
Summary of Exceptions Granted at Initial PD and Conditional Uses:

1. An exception to waive the requirement for graduated height setbacks was granted at Initial PD application.

2. An exception to allow 55% parking lot frontage along Second Street was granted at Initial PD application.

3. An exception to allow a setback of 23.3 feet from 1st Street in lieu of the maximum allowed 10 feet to promote pedestrian orientation & activities.

4. The applicant is requesting that underground parking be allowed as permitted as a conditional use to UCD zoning.

We hope that this information is satisfactory to address any questions or comments and provide guidance for the approval of the final planned development. We look forward to working with you and City staff on this great community project. If there are any additional questions please do not hesitate to contact the office.
The Elements Apartments
100 St. Joseph Street
Rapid City, South Dakota 57701

RECEIVED
NOV 16 2020
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT

PROJECT DATA: ELEMENTS APARTMENTS
LEGAL DESCRIPTION: The legal description is not specified.
CAPITAL IMPROVEMENT: Yes
PERMIT NUMBER: Not specified
ISSUE DATE: NOT SPECIFIED
REVISED DATE: NOT SPECIFIED
EASEMENT: Yes
DEVELOPMENT RIGHTS: Yes
CONSTRUCTION TYPE: Multifamily
FLOOR AREA: 43,810 sq ft
FLOOR TO FLOOR HEIGHT: 11 ft 6 in
FLOOR TO ROOF HEIGHT: 11 ft 6 in
FIRE SUPPRESSION: YES, WHEN ADDED
FIRE WALLS: Yes
FIRE SEPARATION: Yes
FIRE DOORS: Yes
FIRE ESCAPES: Yes
ELEVATORS: NOT SPECIFIED
PLANETARY CONSTRUCTION: Yes
PLUMBING: Yes
METAL: Yes
STAIRS: Yes
DOORS: Yes
WALLS: Yes
SUSPENSION CEILING: Yes
DOOR HANDLES: Yes
CABINETS: Yes
DOOR HARDWARE: Yes
OUTSIDE LIGHTS: Yes
OUTSIDE FANS: Yes
OUTSIDE EXTERIORS: Yes
INTERIOR LIGHTS: Yes
INTERIOR FANS: Yes
INTERIOR EXTERIORS: Yes
INTERIOR COLUMNS: Yes
INTERIOR CEILINGS: Yes
INTERIOR WALLS: Yes
INTERIOR DOORS: Yes
INTERIOR FLOORING: Yes
INTERIOR FIXTURES: Yes
INTERIOR CABINETS: Yes
INTERIOR FIXTURE HARDWARE: Yes
GARAGE: No
GARAGE DOORS: No
GARAGE FANS: No
GARAGE LIGHTS: No
GARAGE WALLS: No
GARAGE CEILINGS: No
GARAGE DOORS: No
GARAGE FLOORING: No
GARAGE FIXTURES: No
GARAGE CABINETS: No
GARAGE FIXTURE HARDWARE: No
GARAGE EXTERIORS: No
GARAGE WINDOWS: No
GARAGE PIPING: No
GARAGE HEATING: No
GARAGE COOLING: No
GARAGE VENTILATION: No
MATERIALS: Wood, Sheet Metal, Metal, Glass, Clay tile, Concrete, Masonry, PVC, Acoustic, Insulation, etc.

SOUTH ELEVATION

SYMBOLS

LEGEND

PLAN/SECTION

NOTES

1. Existing Elevation (Dems)
2. New Elevation (Dems)
3. New Elevation (Plan)

EXTERIOR ELEVATIONS

DOOR NUMBER

SPECIAL FRAME

EXISTING ELEVATION (Dems)

EXISTING ELEVATION (Plan)

DOOR HANDLES

WALLS

DOORS

PLANETARY CONSTRUCTION

STAIRS

CABINETS

DOOR HARDWARE

OUTSIDE LIGHTS

OUTSIDE FANS

OUTSIDE EXTERIORS

PLANETARY CONSTRUCTION

PLUMBING

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