Case No. 20PD035

Legal Description:

Those portions of Lot E Revised and Lot F Revised of Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Northwest 1/16 corner of Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota being monumented by a rebar and plastic cap marked LS9213; thence N33°34'55"W, a distance of 895.24 feet to the point of beginning; Thence first course: On a curve turning to the left with an arc length of 109.45 feet, with a radius of 335.00 feet, with a chord bearing of N23°59'47"W, with a chord length of 108.96 feet; Thence second course: N49°31'20"E, a distance of 301.75 feet; Thence third course: S63°32'43"E, a distance of 22.42 feet; Thence fourth course: S70°40'31"E, a distance of 111.35 feet; Thence fifth course: S80°59'43"E, a distance of 105.50 feet; Thence sixth course: S82°55'26"E, a distance of 62.13 feet; Thence seventh course: S60°00'11"E, a distance of 224.99 feet; Thence eighth course: N45°35'27"E, a distance of 8.06 feet; Thence ninth course: S70°13'22"E, a distance of 45.07 feet; Thence tenth course: On a curve turning to the right with an arc length of 22.62 feet, with a radius of 92.00 feet, with a chord bearing of S63°10'46"E, with a chord length of 22.56 feet; Thence eleventh course: S56°08'09"E, a distance of 138.75 feet; Thence twelfth course: On a curve turning to the right with an arc length of 51.36 feet, with a radius of 32.00 feet, with a chord bearing of S10°09'22"W, with a chord length of 46.02 feet; Thence thirteenth course: S35°49'25"W, a distance of 246.14 feet; Thence fourteenth course: N74°29'20"W, a distance of 180.55 feet; Thence fifteenth course: N51°16'05"W, a distance of 201.16 feet; Thence sixteenth course: N81°47'53"W, a distance of 391.73 feet to the point of beginning
Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701

RE: Initial Planned Development – Provider Blvd., Rapid City

Dear Community Planning & Development Services:

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 development located on A Portion of Lot E Revised & Lot F Revised, Johnson Ranch Subd., Section 09, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. (See Metes & Bounds Description)

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

Project Background:
The site improvements include necessary storm sewer, water and sewer services, pavement, dumpster enclosure, and related improvements to facilitate the use of the multi-family housing on this lot. It is the intent of the owner to lease the apartment units to the general public.

Building Use and Zoning:
The proposed buildings are 6,048 sq. ft. gross and contain fifteen lease units per building.

The property is currently zoned General Commercial being rezoned to Medium Density Residential to serve its use.

Phasing Plan:
This project will be constructed in one phase.

Parking Requirements:
See attached site layout sheet. Per Rapid City zoning code, 1.5 parking spaces per unit for apartments. Requiring a total of 225 spaces. 237 total parking spaces are provided. Eight handicap spaces are also provided. No exceptions to parking requirements are being requested for this site.

Landscaping:
Landscaping will be provided per 17.50.300 of the Rapid City Municipal Code at Final Planned Development.
Sanitary Sewer, Water, and Storm Water:
Water & sewer are provided to the site, which is served by the City of Rapid City. This site stormwater quantity and quality improvements are located to the east of this site.

Color and Outside Finish:
Building materials will consist of concrete foundations, timber structure for exterior and interior walls, pre-engineered roof & floor trusses. Finishes include pre-finished horizontal hardboard lap siding with earth tone hues. The roof will consist of shingles. Please see attached building elevations and pictures.

Building Height:
The proposed building is three (3) stories and will be no taller than 35’ as measured according to Rapid City Municipal Code. Current zoning allows for a maximum height of 35’ or 3 stories. See attached architectural plans for elevation views.

Setback and Building Locations:
A minimum 12’ side yard setback will be maintained, per development regulations defined by the municipal zoning ordinance. By maintaining the minimum side yard setbacks, each residential structure is ensured to have a safe separation. No reductions are required.

Lot Coverage:
The size of the lot is 5.7 +/- acres or 246,550 SF. Total lot coverage equates to approximately 25.7%. Rapid City zoning code allows for maximum lot coverage of 30%.

Lighting:
Site lighting locations will be in accordance with RC Code. The majority of lighting on site will be building-mounted with some light poles located on the roadway to provide for safety. Lights will not project onto neighboring properties or ROW.

Signage:
Signage is proposed to include signage located on the building and a ground-based sign located at the entrance near Provider Blvd. All proposed signage will be in accordance with Rapid City Code.

We hope that this information is satisfactory to address any questions or comments and provide guidance for the approval of this Initial Planned Development. We look forward to working with you and City staff on this excellent community project. Please do not hesitate to call if you have any questions.

Sincerely,
KTM Design Solutions, Inc.
(605) 791-5866

Enclosures