Case No. 21PD002

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: Final Planned Development – Letter of Intent
Moonlight Apartments, 1050 Valley Drive, Rapid City, South Dakota

Dear Current Planner:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for a Final Planned Development for the proposed development located on Lot A, Diamond Ridge Subdivision, Section 04, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. Currently, the property is zoned Medium Density Residential (MDR).

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

Project Background:
The proposed development contains six apartment buildings and three detached garage buildings which are situated on approximately 3.73 acres. The site improvements will include storm sewer, water, and sewer mains, services, road network, parking areas, and related improvements to facilitate the use of this lot. The owner intends to lease the apartments, which will add to the mixture of housing stock that the City needs.

Building Use and Zoning:
Please reference the attached site plan and typical residential elevation views. A total of six buildings that are three stories of housing (90 units, 15 units per building) and garages (66 units) will be provided with this development. The proposed layout of the building is as follows:
- 6 – One-bedroom units
- 6 – Two-bedroom units
- 3 – Studio-bedroom units

Plenty of on-site parking is provided throughout this development. See the site layout for parking counts.

Setbacks:
A minimum yard setbacks 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.

Sanitary Sewer, Water, and Storm Water:
Water & sewer are provided to the site, which is served by the Rapid Valley Sanitary District. Site stormwater quantity and quality improvements are located to the south eastern portion of this property.
**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 hardboard lap siding with earth tone hues. The roof will consist of asphalt shingles. Please see attached conceptual building elevations for earth tone colors and finishes.

**Building Height:**
Current zoning allows for a maximum height of 35’ or 3 stories and accessory structures maximum 15’ high. The apartments will be maintained, per development regulations defined by the municipal zoning ordinance.

**Lighting:**
Site lighting locations will be in accordance with RC Code. The lighting on site will be building-mounted to provide for safety. Lights will not project onto neighboring properties or public right-of-way.

**Landscaping:**
Landscaping will be provided per 17.50.300 of the Rapid City Municipal Code. Please see planting plan for material points.

**Open Space:**
42,292 sq. ft. of grass is provided as part of the design that is 470 sq. ft. per dwelling unit. 17.12.060 of the Rapid City Municipal Code requires not less than 400 sq. ft. per dwelling units.

**Signage:**
Signage is not proposed at this time. The Owner at this time does not want a sign but would like the leeway to add one at a later date and would make it be in accordance with RC Code.

We hope that this information is satisfactory to address any questions or comments and provide guidance for the approval of the Major Amendment to an 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.
FRONT ELEVATION

SCALE: 1/8" x 1/32"