Case No. 21PD016

Legal Description:

Lot EF REV, Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701

RE: Final 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 a Final Planned Development for the proposed development located on LOT EF Revised, Johnson Ranch Subd., Section 09, T11N, R8E, BHM, Rapid City, Pennington County, South Dakota.

Included with this submittal are:
1. Application & fee
2. Vicinity Map
3. Site Plan
4. Conceptual Building Elevations
5. Building Floor Plan
6. Landscaping Plan
7. Truck Turning Exhibit

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 Medium Density Residential.

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. 245 total parking spaces are provided. Eight handicap spaces are also provided. No exceptions to parking requirements are being requested for this site.

Landscaping:
Landscaping plans are provided as part of this submittal.
Sanitary Sewer, Water, and Storm Water:
Water & sewer are provided to the site, which is served by the Rapid Valley Sanitary District. 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 24.3%. 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. The sign located near the entrance will be 8'x4' with 1" tall lettering, an exhibit is provided with this submittal showing an example. 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 Final 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
(8) TREES ON NEIGHBORING PROPERTY DO NOT REFLECT ON LANDSCAPE POINTS. TREE SPECIES TO BE DETERMINED BY OWNER.
(8) TREES ON NEIGHBORING PROPERTY DO NOT REFLECT ON LANDSCAPE POINTS. TREE SPECIES TO BE DETERMINED BY OWNER.
JOHNSON RANCH APARTMENTS SIGN EXHIBIT