Case No. 21PD017

Legal Description:

Portions of Lot 1 and Lot 2 of Orchard Meadows No. 2, Section 9, T1N, R8E, BHM, City of Rapid City, Pennington County, South Dakota, more fully described as follows; Commencing at a 1949 BLM brass cap, being a witness corner located 13.2 feet westerly of the 1/4 corner of Sections 9 and 16, T1N, R8E, BHM, thence North 00°56'53" West, 675.91 feet to the point of beginning; Thence (1) North 22°18'43" East, 70.38 feet; Thence (2) North 49°02'58" East, 75.26 feet; Thence (3) South 83°19'17" East, 57.96 feet; Thence (4) North 0°00'49" West, 116.29 feet; Thence (5) North 33°13'14" West, 42.12 feet; Thence (6) North 18°20'38" West, 87.24 feet; Thence (7) North 0°02'20" East, 228.76 feet to a non-tangent circular curve concave to the west; Thence (8) through said curve having a delta angle of 217°37'44", a radius length of 59.00 feet, an arc length of 224.10 feet, a chord bearing of N00°02'20"E and a chord length of 111.70 feet; Thence (9) North 0°02'20" East, 44.22 feet; Thence (10) North 54°24'49" West, 123.82 feet; Thence (11) North 74°40'40" West, 68.17 feet; Thence (12) South 51°55'21" West, 51.65 feet; Thence (13) North 80°42'46" West, 26.72 feet; Thence (14) North 89°44'13" West, 31.51 feet; Thence (15) South 0°13'26" West, 223.52 feet; Thence (16) North 89°46'34" West, 200.44 feet; Thence (17) South 0°15'47" West, 223.18 feet; Thence (18) North 90°00'00" West, 447.28 feet; Thence (19) South 11°01'46" West, 196.01 feet; Thence (20) South 62°52'58" East, 24.34 feet; Thence (21) South 79°58'45" East, 38.14 feet; Thence (22) South 88°42'53" East, 104.40 feet; Thence (23) North 70°43'18" East, 148.66 feet; Thence (24) South 87°25'56" East, 258.15 feet; Thence (25) South 80°25'18" East, 140.67 feet; Thence (26) South 66°54'57" East, 46.84 feet; Thence (27) South 48°41'23" East, 67.74 feet; Thence (28) South 42°23'28" East, 76.08 feet; Thence (29) South 30°57'17" East, 30.14 feet to the point of beginning
City of Rapid City Community Development  
Current Planning  
300 Sixth Street  
Rapid City, SD 57701  

RE: Final Planned Development – Letter of Intent  
Creekside Apartments – Orchard Meadows, Rapid City, South Dakota  

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 1, Orchard Meadows No. 2, Section 09, T1N, 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. Phasing Plan  

Project Background:  
The site improvements include necessary storm sewer, water and sewer services, pavement, 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 four apartment buildings and a club house with pool building on phase 1.  
The property is currently zoned Medium Density Residential. 

Phasing Plan:  
This project will be constructed in phases and this Final Planned Development is for Phase 1. 

Parking Requirements:  
See attached site layout sheet. Per Rapid City zoning code, 1.5 parking spaces per unit for apartments. Requiring a total of 305 spaces. 342 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. Please refer to those sheets for requirements.
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 west 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 39.75' as measured according to the exception previously granted on 20PD008. 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 8.14 +/- acres or 354,705.90 +/- S.F. Total lot coverage equates to approximately 20.85%. Rapid City zoning code allows for maximum lot coverage of 30%. Total apartments are 70,006.56 +/- S.F. and the club house is 3,950.78 +/- S.F.

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. The sign located near the entrance will be per the exhibit 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
GENERAL PLANTING NOTES

1. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ISSUE A CALL TO UTILITIES DURING CONSTRUCTION.

2. LOCATE ALL ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE REEDED AT THE END OF THE SITE. MEASUREMENTS TAKEN FROM THE EARTH. THE INFORMATION IS NOT TO BE REPLIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITIES TO RECEIVE ACCURATE LOCATION OF THE UTILITIES.

3. NO PLANT OR PLANT SUBSTITUTION WILL BE ACCEPTABLE WITHOUT WRITTEN APPROVAL BY THE PROJECT ENGINEER.

4. PRIOR TO CONSTRUCTION, SET OUT ALL OR STAKE PLANT LOCATIONS FOR REVIEW BY THE PROJECT ENGINEER.

5. ALL TREES AND SHRUBS SHALL BE THE SAME RELATIONSHIP TO PLANTED GRADE AS IN THE NURSERY.

6. EXERCISE CARE IN THE INSTALLATION OF ALL PLANTING MATERIAL. ANY PLANT MATERIAL INJURED OR DESTROYED WILL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

7. NOTIFY THE OWNER'S REPRESENTATIVE IF PLANTING SOURCES ARE WITHIN A 500 MILE LIMIT.

8. THE CONTRACTOR SHALL REVIEW THE SITE TECHNICAL REPORT PREPARED.

9. THE LANDSCAPE AND/OR PLANTING CONTRACTOR SHALL REVIEW THE GRADING PLAN TO UNDERSTAND FINISHED GRADES.

10. CAREFULLY MAINTAIN AN EVEN FINISHED GRADE TO ENSURE PROPER SURFACE DRAINAGE WITH Ridges AND DEPRESSIONS REMOVED.

11. ALL AREAS SHALL BE FREE OF GRASS, PAVING WILL NOT BE ACCEPTABLE.

12. MINERAL ROCK MULCH TO BE CRUSHED SLATE.

13. ORGANIC MULCH TO BE SHREDDED PINE.

14. REMOVE ANY OVER SIZED CHIRAS.

15. SLATE BOULDERS TO BE NO LESS THAN 3 FEET AND NO LARGER THAN 3 FEET.