Case No. 21PD023

**Legal Description:**

Tract A of Second Floor Subdivision, located in Section 23, T1N, R7E, 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
     Altitude Villas – 5125 Mount Rushmore Road, 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 Tract A of the Second Floor Subdivision, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

Included with this submittal are:
1. Application & fee
2. Vicinity Map
3. Development Layout, Grading Plan, Utility Plan, & Phasing Plan
4. Landscaping Plans
5. Traffic Study
6. Site Lighting Plan
7. Conceptual Building Elevations & Floor Plans

The initial planned development is planned for the entirety of the property legally described as Tract 1 of SW1/4NW1/4, Lot D & Lot E of SW1/4NW1/4, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. Currently, the property is zoned Office Commercial (OC).

Project Background:
The proposed development contains 308 units, which are situated on approximately 14 acres. The site improvements will include storm sewer, water, and sewer mains, services, road networks, parking areas, and related improvements to facilitate the use of this lot. The owner intends to lease the villa apartments, which will add to the mixture of housing stock that the City needs. The intent of the developer is to provide safe, diverse, high-quality housing.

Building Use and Zoning:
Please reference the attached site plan and typical residential elevation views. The proposed layout of the buildings are as follows:

- 108 – One-bedroom units
- 150 – Two-bedroom units
- 50 – Three-bedroom units
- 1 – Leasing Office/Club House
- 1 – Swimming Pool

A total of 14 structures of housing (308 units) and 12 garages (84 units) will be provided with this development.

The proposed housing units are two-story and garage units are single-story. Plenty of on-site parking is provided throughout the development. See the phasing plan for parking counts. The applicant has provided many amenities, including dedicated open space, interconnected walkways throughout the site. The request is to provide a variation of rentable dwellings that are in demand in the City of Rapid City. The proposed development will also provide a rental housing market that will support the new businesses recently constructed near this part of town as the City continues to grow. This site will maintain a similarly high level of living standard comparable to this area in Rapid City.
Setbacks:
See the attached site plans enclosed with this application. 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.

Lot Coverage:
See attached phasing plan. Lot coverage is 27.1% for the proposed development, which is lower than the maximum allowed lot coverage of 35% for this development. By remaining under the maximum lot coverage, it will ensure that each residence will have as much open space as other similarly zoned residential areas.

Lot Area:
See attached site plan. The lot is 14.03 Acres (611,147 sq. ft.), larger than the minimum lot area required for the proposed development of 10.7 Acres (467,000 sq. ft.).

Sanitary Sewer, Water, and Storm Water:
Water & sewer are provided to the site, which is served by the City of Rapid City but will be private lines due to not being in a right-of-way. 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 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:
The proposed buildings are two story and will be no taller than 25’ as measured according to the Rapid City Municipal Code 17.04.115. Current zoning allows for a maximum height of 35’ or 3 stories and accessory structures maximum 15’ high. The maximum height of the garages are 14’-8 ¼”.

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 near the parking lot to provide for safety. Lights will not project onto neighboring properties or public right-of-way. See site lighting plan for more details.

Landscaping:
Landscaping will be provided per 17.50.300 of the Rapid City Municipal Code at Final Planned Development. Please see the landscaping plans provided with this submittal.

Open Space:
Open Space calculations are located on the phasing plan included with this submittal. Much of this space is identified as being located behind the buildings and will be usable lawn space. All of these units contain an access door on the rear side of the building. This means that the tenants will be able to make use of this space to set up their grills and lawn chairs. They will also have room to toss around a football, kick a soccer ball, or play some cornhole if they wish. This development also includes the centrally located clubhouse building and pool which is open to all residents of the community.

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 excellent community project. Please do not hesitate to call if you have any questions.
NOTES
ZONING: OFFICE COMMERCIAL
MINIMUM SETBACKS:
FRONT (EAST PROPERTY LINE) = 25' - COLLECTOR STREET
FRONT (SOUTH PROPERTY LINE) = 25' - SUBCOLLECTOR STREET
SIDE (NORTH PROPERTY LINE) = 12'
BACK (WEST PROPERTY LINE) = 58' - SECTION LINE
BUILDING HEIGHT
MAXIMUM PERMISSIBLE = 35' OR THREE STORIES
PROPOSED = 25'
LOT SIZE:
LOT SIZE = 14.03± ACRES
MINIMUM REQUIRED LOT SIZE = 10.7± ACRES
= 467,000 sf±
LOT COVERAGE PHASE 1
LOT AREA = 14.03± ACRES
MAXIMUM PERMISSIBLE = 35%
TOTAL APARTMENTS = 61,510 sf±
TOTAL GARAGES = 7,727 sf±
TOTAL CLUB HOUSE = 3,838 sf±
PROPOSED = 12.0%
PHASE 1 TOTAL LOT COVERAGE = 35%
TOTAL APARTMENTS = 140,599 sf±
TOTAL GARAGES = 20,935 sf±
TOTAL CLUB HOUSE = 3,838 sf±
PROPOSED = 27.1%
PHASE 1 LOT COVERAGE = 27.1%
PARKING REQUIREMENTS PHASE 1
1.5 SPACES PER UNIT @ 140 UNITS
4 SPACES PER 1,000 sf @ 3,838 sf±
1 SPACE PER 150 sf @ 1,598 sf±
TOTAL REQUIRED PHASE 1 = 237 SPACES
PHASE 1 SPACES PROVIDED PER RC ZONING CODE = 256 SPACES
OFFSTREET OUTDOOR = 225 SPACES
GARAGE INDOOR = 31 SPACES
ACCESSIBLE SPACES REQUIRED PHASE 1 = 7 SPACES
ACCESSIBLE SPACES PROVIDE = 8 SPACES
TOTAL PARKING REQUIREMENTS (PHASE 1 & 2)
1.5 SPACES PER UNIT @ 308 UNITS
4 SPACES PER 1,000 sf @ 3,838 sf±
1 SPACE PER 150 sf @ 1,598 sf±
TOTAL REQUIRED = 489 SPACES
TOTAL SPACES PROVIDED PER RC ZONING CODE = 497 SPACES
OFFSTREET OUTDOOR = 413 SPACES
GARAGE INDOOR = 84 SPACES
TOTAL ACCESSIBLE SPACES REQUIRED = 9 SPACES
ACCESSIBLE SPACES PROVIDE = 18 SPACES
LANDSCAPING REQUIREMENTS: SEE LANDSCAPING PLANS
OPEN SPACE REQUIREMENTS:
OPEN SPACE REQUIRED = 123,200 sf
OPEN SPACE PROVIDED = 141,890 sf±
STREET CLASSIFICATION:
MT. RUSHMORE SERVICE ROAD - COLLECTOR
FOX ROAD - LOCAL
Altitude 8-Plex
5125 Mt. Rushmore Road
Rapid City, South Dakota
Proposed sign locations

THE ALTITUDE

2ea inner lit monument signs (aluminum and acrylic)
Double sided
11' overall height
140 sq. ft.