Case No. 21PD031

Legal Description:

A portion of the east 910 feet of Government Lot 4, Section 4, T1N, R8E, BHM, City Of Rapid City, Pennington County, South Dakota, commencing at the southwest corner of Government Lot 4 of Section 4, T1N, R8E, BHM, being monumented by a 5/8 inch rebar, Thence S87°57'31"E, 413.37 feet to the point of beginning; Thence (1) N2°07'16"E, 1,298.69 feet; Thence (2) S88°01'24"E, 598.03 feet; Thence (3) South 2°08’20" West, 946.15 feet; Thence (4) N87°51’49"W, 10.87 feet to the beginning of a non-tangent curve; Thence (5) westerly along said curve turning to the right with an arc length of 24.19 feet, with a radius of 30.00 feet, with a chord bearing of N64°45’47"W, with a chord length of 23.54 feet to the beginning of a curve; Thence (6) westerly along said curve turning to the left with an arc length of 248.62 feet, with a radius of 52.00 feet, with a chord bearing of S01°36’27"W, with a chord length of 70.97 feet to the beginning of a curve; Thence (7) easterly along said curve turning to the right with an arc length of 24.87 feet, with a radius of 30.00 feet, with a chord bearing of N68°23’17"E, with a chord length of 24.16 feet; Thence (8) S87°51’49"E, 9.75 feet; Thence (9) S2°08’20"W, 301.21 feet; Thence (10) N87°57’31"W, 597.63 feet
Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701

RE: Initial Planned Development - Letter of Intent
Villas Development – Proposed Tract 1 of Diamond Ridge Subdivision, 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 an Initial Planned Development for the proposed development located on a portion of E910 feet of GL4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, proposed to be Tract 1, Diamond Ridge Subdivision, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota.

Included with this submittal are:
1. Application & fee
2. Vicinity Map
3. Development Layout and Phasing Plan
4. Conceptual Building Elevations & Floor Plans

The initial planned development is planned for the entirety of the property legally described a portion of E910 feet of GL4, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota. Currently, the property is zoned Medium Density Residential (MDR). Access to the site is from Diamond Ridge Blvd. to Radiant Ave.

Project Background:
The proposed development contains 384 units, which are situated on approximately 17.84 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 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:
- 128 – One-bedroom units
- 188 – Two-bedroom units
- 68 – Three-bedroom units
- 1 – Leasing Office/Club House
- 1 – Swimming Pool

A total of 17 structures of housing (384 units) and 10 garages (72 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 development layout 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.
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 site plan. Lot coverage is 25.6% for the proposed development, which is lower than the maximum allowed lot coverage of 30% 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 17.84 Acres, larger than the minimum lot area required for the proposed development of 581,000 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 Southeast 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 1/2".

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 may be located in the parking lot 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 at Final Planned Development. This site has a total of 23 peninsula island planters and a dog park.

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