Case No. 21PD049

Legal Description:

Lots 4 thru 6 of Block 5 of Big Sky Business Park, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
Community Development Services
300 Sixth Street
Rapid City, SD 57701

RE: Major Amendment to a Final Planned Development – Lancer Court #2, 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 major amendment to a Final Planned Development for the proposed Lancer Court #2 Apartment Complex located on Lots 4-6, Block 1, in the Big Sky Business Park Subdivision in Rapid City, South Dakota.

Included with this submittal are:

1. Application & fee
2. Vicinity Map
3. Site Plans
4. Conceptual Building Elevation
5. Building Floor Plan
6. Turning Movements Exhibit
7. Design Memos
8. Phasing Plan

Project Background:

The proposed apartment complex consists of four new 12-plex apartment buildings. This is a continuation of the existing Lancer Court #1 apartment complex, which constructed four 12-plex apartment buildings. A breakdown of zoning and other municipal code enforcement requirements is shown on sheet 4 of the plan set for each lot. No exceptions are being requested from the zoning code.

Building Use and Zoning:

The zoning of the proposed lots is Office Commercial. Multi-family unit apartment buildings (greater than two units) are an allowable use in Office Commercial zoning, which follows Medium Density Residential zoning requirements.

A dumpster enclosure and accessory garage structures are being proposed with this development. The exterior colors and material will complement the existing and surrounding buildings and the area.

Parking Requirements:

See attached sheet 4 for a detailed breakdown of parking spaces per lot. Per Rapid City zoning code, 1.5 parking spaces per unit is required for apartments. This project exceeds the amount of parking required while also providing oversized parking stalls. All proposed ADA stalls are wide enough to accommodate van-accessible ADA spaces.

No exceptions to the parking code are requested.
Landscaping:
See attached landscaping plan and sheet 4 for a detailed analysis. No exceptions to the zoning code are requested.

Sanitary Sewer, Water, and Storm Water:
See attached Plans.

All utilities have been provided to the lots. Water and sewer services have been provided to the property line. Storm Sewer is located along the south corner of the proposed lot. Stormwater quality and quantity control is provided in an existing regional detention pond previously constructed off-site. The impervious area for this site is set at a maximum of 85%. This site will be below this limit. See attached development design reports for details.

Building Height:
The proposed building is three (3) stories and will be no taller than 35’ as measured according to RC Code.
No exception is being requested for building Height.

Lot Coverage:
The size of the lots will change from the configuration today. A detailed analysis is provided on sheet 4 outlining the coverage calculations and requirements. All of the lots are well under the maximum lot coverage ratio.
No exceptions to the zoning code are being requested.

Lighting:
Site lighting locations have been shown on the site plan and are following RC Code.
Lighting will not shine off-site or into right-of-ways or in a manner to distract passing drivers.

I appreciate your consideration of this application.
Please reach out if you have any questions or concerns.

Sincerely,
Indigo Design, LLC.

[Enclosures]