Case No. 22PD002

Legal Description:

All of Lot A3 of Block 2 and the easterly 4 feet of Lot A2 of Block 2 of Shepherd Hills Subdivision and the southerly termination being 4 feet west of the angle point common to said lots, all located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
January 13, 2022

Ms. Vicki Fisher  
Community Planning & Development Services – City of Rapid City  
300 Sixth Street  
Rapid City, SD  57701

RE: Final Planned Development – The Tallgrass Apartments Phase 2  
Shepherd Hills Subdivision, Rapid City, South Dakota

Dear Ms. Fisher:

Please find 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 Tallgrass Apartments Phase 2 project at Shepherd Hills in Rapid City, South Dakota.

Included with this submittal are:

1. Application & fee  
2. Vicinity Map  
3. Site Plans  
4. Conceptual Building Elevations  
5. Building Floor Plan  
6. Turning Movements Exhibits  
7. Preliminary Design Reports

Project Background:
An Initial Planned Development Overlay (19PD033) was approved by the Planning Commission for the Tallgrass Apartments project consisting of 10 apartment buildings, totaling 607 units, garages and a leasing office/clubhouse. A Final Planned Development Overlay (20PD014) for Phase 1, including 3 apartment buildings with a total of 161 units, a clubhouse/leasing office and greenspace amenities was approved by the Planning Commission.

A Final Planned Development for Phase 2 includes 3 apartment buildings with a total of 153 units. The proposed buildings will feature internal elevators, ADA access, underground parking, Class A finishes and well designed livable spaces. Six different floorplans have been selected to both provide a mixture of unit types and sizes and provide a great street level view with many different and varying site lines. The development will provide many amenities including pedestrian paths, landscaped community greenways, outdoor seating, raised garden plots and access to future subdivision wide walking paths and greenspace amenities. The clubhouse, constructed in Phase 1, provides shared space for all the tenants to cook, meet and facilitate a healthy lifestyle; it also includes management offices and a pool with even more shared patio space. The Tallgrass Apartments development will provide new, modern, state of the art apartment living in one of Rapid City’s most exciting subdivisions.

Building Use and Zoning:
See attached site plan. There are two proposed building footprints of varying sizes that have been utilized for the proposed Phase 2 site plan. The applicant is requesting that three primary use apartment buildings and parking garages be permitted as part of Phase 2 with the Final Planned Development. The remaining portions of the site will be future phases. The property is currently zoned Medium Density Residential (MDR).