Case No. 22PD042

Legal Description:

A portion of Lot 1 and Lot 2 of Orchard Meadows No 2, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
August 11, 2022

City of Rapid City Community Development
Current Planning
300 Sixth Street
Rapid City, SD 57701

RE: Final Planned Development – Letter of Intent
Creekside Heights Apartments Phase 2 – 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 Creekside Heights Apartments Phase 2 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:
An Initial Planned Development Overlay (20PD008) was approved by the Planning Commission for the Creekside Heights Apartments project consisting of 14 apartment buildings, totaling 659 units and a leasing office/clubhouse. A Final Planned Development Overlay (21PD017) for Phase 1, including 4 apartment buildings with a total of 168 units and a clubhouse/leasing office was approved by the Planning Commission.

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 three apartment buildings are the proposed development on Phase 2. The property is currently zoned Medium Density Residential with an initial planned development (IPD 20PD008) for the entire Creekside Heights Apartments project.

Phasing Plan:
This project will be constructed in phases and this Final Planned Development is for Phase 2.

Parking Requirements:
See attached site layout. Per the Rapid City Zoning Code, a total of 266 parking spaces are required for Phase 2. The proposed site plan provides a total of 235 off street outdoor parking spaces and 57 garage parking spaces, far exceeding the zoning code. The garages will be located on the front of the apartment buildings which will maintain clean site lines and landscaping corridors along the proposed apartment buildings. In addition the availability of garage parking
within the apartment buildings provides a new level of accessibility that will allow for a greater diversity in tenants – which will provide an enhanced living experience for all of the residents.

No exceptions to the parking code are requested.

Turning movements through the site were evaluated to ensure access through the site, particularly for refuse vehicles. See attached turning exhibit.

**Landscaping:**
Landscaping plans are provided as part of this submittal. Landscaping requirements were determined through the points system established in the Rapid City Zoning Code. Per Rapid City Zoning Code 171,843 points are required for phase 2. The proposed phase 2 site provides 172,380 points exceeding the zoning code. See the attached landscaping plan.

**Sanitary Sewer, Water, and Storm Water:**
See attached Design Reports prepared for this project. Adequate water pressure for normal operations and fire flows are provided to the site which is served by the Rapid Valley Sanitary District. Adequate sanitary sewer facilities have also been provided to the site. Offsite storm water quantity was constructed to serve the majority of this site with adequate conveyance capacity provided to and from the site. A detention pond in phase 1 provides water quality for the majority of phase 2 and onsite water quality features will provide the remainder. The storm water will be directed to the Unnamed Tributary Element 8 channel located immediately east of the 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 apartment buildings are three (3) stories and will be 39’ 9” as measured according to the Rapid City Zoning Code. An exception to allow a 3 stories, 39’ 9” high apartment development was granted as part of the Initial Planned Development in lieu of the maximum height of 35’ or 3 stories for Medium Density Residential District. The proposed Phase 2 apartment buildings comply with the exception granted in the Initial Planned Development.

See attached floor plans and section views of the apartment buildings.

**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 Phase 2 is 5.39+- acres or 234,867 +/- S.F. Total lot coverage equates to approximately 26.8%. Rapid City zoning code allows for maximum lot coverage of 30%. The total area for the 3 apartments is 63,024 +/- S.F.

**Usable Open Space:**
The required usable open space for 177 units at 400 square feet per unit is 70,800 square feet. The proposed usable open space is 55,425 square feet. For Phase 1, the required open space is 72,800 square feet and the proposed open space is 106,850 square feet. Phase 2 tenants will have access to the clubhouse and surrounding open space constructed in Phase 1. The clubhouse includes a community room with a kitchen, dining and seating areas, a fitness center, a theater
room, and a pool with shared patio space. It provides multiple gathering and entertainment options for the Phase 1 and 2 residents. The future phases will have 300 apartment units and require 120,000 square feet of open space. There will be 158,303 square feet of open space provided in the future phases. The full buildout of the site will provide more open space (320,578 square feet) than the required amount (263,600 square feet).

An exception is requested to reduce the usable open space requirement to 55,425 square feet based on the above justification.

**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. 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
Plans are reviewed for general conformance with applicable governmental regulations, stipulations, design criteria and engineering standards. The Rapid Valley Sanitary District does not certify the suitability, adequacy or completeness of the plans or design, which are the responsibility of the engineer of record. All necessary permits shall be obtained prior to construction of the proposed public improvements.

Engineering Reviewer Date

COMMENTS

CITY OF RAPID CITY

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Engineering Reviewer Date

COMMENTS

KTM

22PD042
PHASING PLAN

PHASE 1
UNDER CONSTRUCTION
± 353,492 SQ FT
± 8.12 ACRES

PHASE 2
± 234,867 SQ FT
± 5.39 ACRES

PHASE 3
± 270,745 SQ FT
± 6.22 ACRES

PHASE 4
± 212,874 SQ FT
± 4.89 ACRES

Internal Job No: [Redacted]
Surveyed By: [Redacted]
Survey Date: 2020

Designed By: [Redacted]
Design Date: [Redacted]

Revisions: [Redacted]
Drawn By: [Redacted]
Print Date: [Redacted]

Scale: [Redacted]

Sheet Title: KTM #1154.E01
PRELIMINARY FOR REVIEW ONLY

Sheet Number: [Redacted]

CREEKSIDE HEIGHTS APARTMENTS-PHASE 2
LOT 1 AND 2 OF ORCHARD MEADOWS
RAPID CITY, SOUTH DAKOTA

2022-07-14

RAPID VALLEY SANITARY DISTRICT

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