Case No. 22PD043

Legal Description:

A portion of Lot 2R, Block 3, Big Sky Business Park, located in Section 04, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; more accurately described as: Commencing at the northwest corner of Lot 1, Block 21, Big Sky Subdivision, being monumented by a rebar iron pin, which is also the Point of Beginning; 1) North 87°49'04" West a distance of 200.00 feet along the southerly line of the Berniece Street Right-of-Way, to the northeast corner of Lot 1, Block 3, Big Sky Business Park; 2) South 02°09'21" West a distance of 274.00 feet along the east line of Lot 1, Block 3, Big Sky Business Park to the southeast corner of said lot; 3) South 02°09'21" West a distance of 10.00 feet; 4) South 87°48'15" East a distance of 200.33 feet to a point intersecting with the west line of Lot 4, Block 21, Big Sky Subdivision; 5) North 02°09'21" East a distance of 284.02 feet along the west boundary of Block 21, Big Sky Subdivision, to the Point of Beginning
Community Development Services  
300 Sixth Street  
Rapid City, SD  57701

RE: Final Planned Development – Estes Apartments East, 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 Estes Apartments East project located on a portion of Lot 2R, Block 3, 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 Elevations
5. Building Floor Plan
6. Turning Movement Exhibits
7. Design Memo
8. Landscaping and Open Space Plan

Project Background:

The proposed apartment complex consists of two 12-plex apartment buildings and one single-story garage structure. This project is located in an infill area of town which will help aid in the reduction of urban sprawl. A breakdown of zoning and other municipal code enforcement requirements is shown on sheet 4 of the plan set. An exception for building height is being requested as a part of this project at a 13% deviation from 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 structure are being proposed with this development. The exterior colors and material will complement the surrounding buildings and the area properties.

Parking Requirements:

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

No exceptions to the parking code are requested.
Landscaping and Open Space:
See attached landscaping plan on sheet 12 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 lot. Water and sewer services have been provided to the property line. Storm Sewer is intended to discharge to the south along this lot. At the time when Neel Street is constructed through Lot 2R, the storm sewer infrastructure from this lot will be tied directly into the storm sewer along Neel Street. 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 70%. 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 39.5 feet as measured according to RC Code. An exception is being requested for building height.

Lot Coverage:
A lot coverage ratio is expected to be 21.9%, which is well under the maximum coverage ratio of 30%. No exceptions to the zoning code are being requested.

Lighting:
Site lighting locations will be located on the proposed buildings. Wall-pack units on the apartment structures and garage structure will provide the lighting for this site.
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.

Kyle Hibbs, PE
[Enclosures]
NOTE:
ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE STANDARD
SPECIFICATIONS. PLANT AND MATERIAL SELECTIONS SHALL BE APPROVED, IN WRITING,
BY THE OWNER PRIOR TO ORDERING MATERIALS. THE CONTRACTOR SHALL FERTILIZE
THE PLANTS THROUGH ESTABLISHMENT AND WARRANTY THE MATERIALS FOR PERIOD
OF TWO YEARS.

LANDSCAPING CALCULATIONS:
POINTS REQUIRED:
TOTAL LOT AREA - BUILDING FOOTPRINT AREA = POINTS REQUIRED
56,802 - 12,414 = 44,388 POINTS REQUIRED

- GRASS: 2,229 SY ---> 22,290 PTS
- SHRUBS: 46 PLANTS ---> 11,500 PTS
- LARGE TREES: 6 PLANTS ---> 12,000 PTS

TOTAL PROVIDED: ---> 45,790 PTS

PRELIMINARY FOR REVIEW ONLY
NOT FOR CONSTRUCTION