Case No. 16PD034

**Legal Description:**

Lot 1 of Block 3 of Black Hills Center, located in Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
LETTER OF INTENT FOR
FINAL PLANNED DEVELOPMENT (16PD034)
LOT 1, BLOCK 3, BLACK HILLS CENTER,
SECTION 24, T1N, R7E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

Date: August 10, 2016

Re: Proposed Apartments at Stumer Road

Summary of Intent:
The owner is a local investor who intends to construct Luxury Alternative Housing within a
gated community with an on-site manager. There are 3 phases to the project. The 1st phase
constructing two separate buildings which consists of six units per floor and three stories along
with a Play Area for children and outdoor seating for tenant’s use. At full buildout with three
phases completed in approx. 5 years, 72 units total. City Ordinance allows for 117 units,
however a lower density of 72 are proposed. There is a Community Center for exclusive use by
the tenants as a part of phase three along with the addition of garages.

Building Construction:
Building materials will consist of poured concrete foundation, wood-framed structure for exterior
and interior walls, pre-engineered roof & floor trusses. Finishes include prefinished siding, with
earth tone colors, and stone veneer on stair entrance walls as shown on the exterior elevations.
The buildings provide individual entrances to each unit and are set back from the street right-of-
way lines and lot lines a greater distance than required. The roof consists of asphalt shingles. A
representative photo is attached.

Adjacent Undeveloped Lot:
The property to the east of this site will not become a part of this proposed development or
purchased by this owner.

Traffic Generation:
The traffic generated from these apartments is expected to use Stumer Road, using the signalized
intersection at Fifth and Stumer.

Drainage:
Several of the adjacent townhomes west of the site are currently draining their properties onto
this lot via 4” drainpipes. To enhance the drainage efficiency, storm sewer pipe and inlets are
added to the project to connect to these drainpipes and convey the stormwater to the major
drainage easement to the north. This project will improve the drainage from these lots both with
storm sewer piping and grading.
Noise Buffering:
Parking area noise will be buffered by the buildings which are situated around the perimeter of
the property, with parking on the interior. Additional coniferous trees are provided to enhance
noise attenuation.

Parking:
To assure ample room for tenant parking and tenant visitors, 70 additional parking spaces are
provided above the required number of parking spaces.

Fencing:
A 6 foot white vinyl opaque fence, along the top of the retaining walls, around the side and rear
lot lines is included for safety and for screening. A 6 foot decorative black metal fence with 7
foot high stone columns along Stumer Road with stone infill adjacent to the entrance gate. We
are requesting an exception to allow a taller fence than 4’ in height along Stumer Road and
within a front yard setback to provide additional screening and an appealing street view. The
front entrance gate to be a slider. Dumpster locations will be screened from view along Stumer
Road.

Signage:
A sign will be set in a stone-faced section of the fence, adjacent to the gate, with laser cut steel
signage which will be back lite, 4 feet high and 8’ foot wide on the right side of the entrance gate
along Stumer Road. Representative photo attached.

Landscape:
Coniferous trees will be placed where abutting residential areas as an added sound and visual
buffer. Landscaping points will exceed that required by ordinance.

Additional Comments:
This development is to be an upscale offering with amenities and individual entrances (no
hallways), extra parking, added screening consisting of opaque fencing and additional trees, and
outdoor features including play areas, pedestrian walkways and outdoor seating.
LOT 1, BLOCK 3, BLACK HILLS CENTER SUBDIVISION
LOCATED IN THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NW1/4 OF SECTION 24, T1N, R7E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

C-5 LANDSCAPE PLAN, PLAYGROUND AREA, OPEN SPACE