Case No. 16PD046

Legal Description:

Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the southwesterly corner of Tract H of Orchard Meadows, and the point of beginning. Thence first course: N83°21’59”E, a distance of 544.47 feet; Thence second course: N74°46’00”E, a distance of 65.61 feet; Thence third course: S00°06’17”W, a distance of 146.81 feet; Thence fourth course: S45°06’12”W, a distance of 14.14 feet; Thence fifth course: N89°53’48”W, a distance of 14.67 feet; Thence sixth course: S00°06’12”W, a distance of 52.00 feet; Thence seventh course: S89°53’48”E, a distance of 14.67 feet; Thence eighth course: S44°53’48”E, a distance of 14.14 feet; Thence ninth course: S00°06’12”W, a distance of 604.68 feet; Thence tenth course: N89°54’10”W, a distance of 625.75 feet; Thence eleventh course: N00°00’35”E, a distance of 739.61 feet; Thence twelfth course: N83°22’14”E, a distance of 23.12 feet, to the point of beginning
September 30, 2016

Mr. Robert Larooco  
Planner II – City of Rapid City  
300 Sixth Street  
Rapid City, SD  57701

RE: Initial Planned Development – The Orchard Meadows Apartments – Orchard Meadows, Rapid City, South Dakota

Dear Mr. Larooco:

Please find all the attached application materials and supporting documentation required to satisfy the City of Rapid City’s requirements for an Initial Planned Development for the proposed Orchard Meadows Apartments project at Orchard Meadows in Rapid City, South Dakota.

Included with this submittal are:
1. Application  
2. Vicinity Map  
3. Metes and Bounds Legal Description  
4. Site Plan  
5. First Floor Plans

Project Background:
The proposed Orchard Meadows Apartments development will consist of 13 apartment buildings, totaling 172 units and a leasing office/clubhouse. The development will provide many amenities including pedestrian paths, landscaped community greenways, outdoor seating, and access to future subdivision wide walking paths and greenspace amenities. The clubhouse will provide shared space for all the tenants to cook, meet and facilitate a healthy lifestyle; it will also include management offices and a pool with even more shared patio space. The Orchard Meadows Apartments development will provide new, modern, state of the art apartment living in one of the fastest growing subdivisions in the City of Rapid City.

Building Use and Zoning:
See attached floorplans and site plan. There are three proposed building footprints proposed for the site. The applicant is requesting that 13 primary use apartment buildings and the accessory office/clubhouse be permitted with the Initial Planned Development.

The property is currently zoned Medium Density Residential (MDR).

Parking Requirements:
See attached site layout. Per the Rapid City Zoning Code, a total of 281 parking spaces are required. The proposed site plan provides a total of 328 parking spaces and 12 accessible spaces, exceeding the zoning code. Additional space has been provided in front of several apartment buildings that will be for the explicit use of the garage lessee. These spaces are shown on the site plan but not included in the overall parking count.

The site and proposed uses are consistent with the assumptions found in the approved Traffic Impact Analysis prepared for the Orchard Meadows Subdivision.
Landscaping:
Landscaping will be provided in accordance with the Rapid City Zoning Code.

Sanitary Sewer, Water, and Storm Water:
Sanitary Sewer Mains, Water Mains and Storm Water facilities have all been provided to the site.

Building Height:
The proposed apartment buildings are three (3) stories and will be no taller than 40’ as measured according to the Rapid City Zoning Code. Current zoning allows for a maximum height of 35’ or 3 stories. The applicant is requesting that the maximum height be increased to 40’ to allow for aesthetically pleasing roof lines.

Lot Coverage:
The size of the lot will be 11.14 +/- acres. The proposed buildings have a total first floor area of 125,949 SF, which equates to a lot coverage of 26.9%. Rapid City Zoning Code allows for maximum lot coverage of 30%.

Setbacks:
Setbacks will be in accordance with Rapid City Zoning Code for MDR zoning. The owner is requesting that along the proposed west property line that the rear yard setback be reduced from 25’ to 15’. The reduced setback is to allow the residents improved access to the regional walking trails and is adjacent to a future greenway easement. No development is allowable within the greenway and no future conflicts with potential property owners or access are anticipated.

Signage:
Signage will be in accordance with the Rapid City Zoning Code.

Lighting:
See attached Site Plan for site lighting details. Site lighting will be addressed with the final planned development and will be in accordance with the Rapid City Zoning Code.

Color and Outside Finish:
Colors and Finishes will be earthtones with architectural asphalt shingles to match the townhomes and single family residences in the subdivision.

Thank you for your assistance in this matter.

Sincerely,
KTM Design Solutions, Inc.

Kyle Treloar
Enclosures
BUILDING INFORMATION:

BUILDING TYPE 1 = 10,359± SF

1 BEDROOM UNITS = 7 UNITS
2 BEDROOM UNITS = 11 UNITS
3 BEDROOM UNITS = 2 UNITS
20 UNITS TOTAL PER BUILDING
5 BUILDINGS TOTAL = 100 UNITS

BUILDING TYPE 2 = 9,213± SF

1 BEDROOM UNITS = 2 UNITS
2 BEDROOM UNITS = 4 UNITS
3 BEDROOM UNITS = 3 UNITS
9 UNITS TOTAL PER BUILDING
4 BUILDINGS TOTAL = 36 UNITS

BUILDING TYPE 3 = 9,324± SF

1 BEDROOM UNITS = 2 UNITS
2 BEDROOM UNITS = 5 UNITS
3 BEDROOM UNITS = 2 UNITS
9 UNITS TOTAL PER BUILDING
4 BUILDINGS TOTAL = 36 UNITS

CLUB HOUSE = 4,441± SF
INCLUDES LEASING OFFICE