Existing Legal Description:

The SW1/4 of the NW1/4, Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the southwest most corner of the SW1/4 of the NW1/4 of Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; Thence, S 89°06'47" E, a distance of 541.94'; to the point of beginning; Thence, first course: N 00°01'10" W, a distance of 664.56'; Thence, second course: S 71°32'55" E, a distance of 23.67'; Thence, third course: curving to the left with an arc length of 482.73, with a radius of 1,550.00', with a chord bearing of S 80°28'05" E, with a chord length of 480.78'; Thence, fourth course: S 89°23'24" E, a distance of 142.54'; Thence, fifth course: S 00°01'10" E, a distance of 568.25'; Thence, sixth course: S 89°18'39" W a distance of 639.14, to the said point of beginning

Proposed Legal Description:

Moon Meadows
Ms. Vicki Fisher  
Planning Manager – City of Rapid City  
300 Sixth Street  
Rapid City, SD 57701

RE: Initial-Final Planned Development – The Meadows Apartments – Moon Meadows, Rapid City, South Dakota 
SW1/4 NW1/4 Less Lot H1, Lot H2 and ROW, Section 35, T1N, R7E, BHM, Rapid City, Pennington County, 
South Dakota

Dear Ms. Fisher:

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

Included with this submittal are:

1. Application
2. Vicinity Map
3. Metes and Bounds Legal Description
4. Internal Circulation Plan Exhibit
5. Building Floor Plan
6. Building Elevations
7. Design Report
8. Site Plan
9. Geotechnical
10. Traffic Impact Study

Project Background:
The proposed Meadows Apartments development will consist of 8 apartment buildings, each containing 20 
units and a leasing office/clubhouse. The development will provide many amenities including pedestrian paths, 
secure bicycle storage, landscaped community greenways, outdoor seating, BBQ facilities, playground and Dog

CIVIL ENGINEERING ☑ LAND PLANNING ☑ CONSTRUCTION ADMINISTRATION
Park. The clubhouse will have a gourmet kitchen, resident clubroom, e-lounges, 24 hour fitness center, children's play center, management offices and a pool and spa in a generously landscaped deck area. The project is also designed to be a sustainable community that will conserve natural resources, utilize less energy and through its design encourage healthy living. The Meadows Apartments development will provide a new, first class sustainable apartment living experience for the City of Rapid City.

**Maintenance:**
A property management company will be hired to perform the continuing perpetual maintenance for The Meadows Apartments development including maintenance of the common open space, amenity center, and utilities.

**Building Use and Zoning:**
See attached floorplans. The proposed apartment buildings will have a first floor area of 10,181 SF and the accessory office/clubhouse will have a first floor area of 3,939 SF. The applicant has requested that 8 primary use apartment buildings and the accessory office/clubhouse be permitted with the Final Planned Development.

The majority of the property is currently zoned Office Commercial with the remainder zoned General Commercial and designated as a Planned Development. A rezone request 16RZ052 to designate the portion zoned General Commercial as Office Commercial was submitted on 9/8/2016.

**Parking Requirements:**
See attached turning exhibit and site layout found within the construction documents. Per Rapid City zoning code, a total of 240 parking spaces are required. The proposed site plan provides a total of 240 spaces and 12 accessible spaces, meeting the zoning code.

Turning movements through the site were evaluated to ensure access through the site, particularly for a moving truck modeled with the SU-30 turning template.

The site and proposed uses are consistent with the assumptions found in the approved Traffic Impact Analysis prepared for the Moon Meadows Subdivision.

**Landscaping:**
See the attached landscaping plan. Landscaping has been provided in accordance with the Rapid City Zoning Code.

**Sanitary Sewer, Water, and Storm Water:**
See attached Design Report prepared for the site. Adequate water pressure for normal operations and fire flows are provided to the site, which is served by the City of Rapid City. Adequate sanitary sewer facilities have also been provided to the site. Offsite storm water quantity and quality improvements are to be constructed to serve the entire development, including this site. Moon Meadows Drive has storm sewer network that provides adequate conveyance capacity from the site to the proposed detention facility.
Building Height:
See attached section views of the building.

The proposed primary apartment buildings are three (3) stories and will be no taller than 40' as measured according to RC 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'.

Lot Coverage:
The size of the lot will be 8.75 +/- acres. The proposed buildings have a total first floor area of 85,387 SF, which equates to a lot coverage of 22.4%. Rapid City zoning code allows for maximum lot coverage of 35%.

Signage:
See attached Signage Elevation on page SP2.

Ground Monument Sign with stone veneer and concrete cap stone include
Sign Face & Panel (The Meadows): 1 x 35 sq ft
Flag Poles: 3

Rapid City code allows for maximum sign square footage of 1,139 sq ft.

Fence:
See attached Fence Details on page SP2.

Pool Fence (Steel Rails): 6 feet high
Dog Park Fence (Chain Link): 5 feet 3 inches high
Trash Enclosure (CMU): 7 feet 6 inches high

Rapid City code allows for maximum fence height of 6 feet. The application is requesting that the maximum height of the Trash Enclosure be increased to 7 feet 6 inches.

Lighting:
See attached site layout for site lighting locations. The site will be well illuminated with lighting mounted on the apartment buildings and clubhouse along with area lights installed around the site. Lighting has been provided in accordance with Rapid City Code.

Color and Outside Finish:
See attached Exterior Elevations. Colors and Finishes are detailed in the notes found on pages A4 and amenity center A3.
We hope that this information is adequate to address any questions or comments and provide guidance for the approval of the initial-final planned development. If there are any additional questions please do not hesitate to contact me.

Sincerely,
KTM Design Solutions, Inc.

[Signature]

Mike Stetson, PE

Enclosures