

City of Rapid City, South Dakota

Rapid City Senior Living Community

Planned Development Narrative

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Rapid City Community Planning
& Development Services

Introduction

The landowner and developer, ICON Holdings, LLC, is applying for a planned development designation to allow construction of a senior living campus with a community atmosphere. The land that is the subject of this application is zoned as GC General Commercial, with an allowed conditional use for assisted living centers, and is generally located in an area bounded by Highway 16 (west), Tablerock Road (south), and undeveloped land (north and east) – depicted in the attached exhibits.

Project Overview

The proposed Rapid City Senior Living Community project would include a 25'-6" in height single-story assisted living with memory care area of approximately 47,600 sf connected to a 47'-4" in height three-story independent transitional senior living area of approximately 69,000 sf, with all available services of the assisted living area also being offered to the independent transitional senior living area residents. The assisted living with memory care area will offer 29 assisted living units, 32 memory care units and a variety of amenities, including dining room, lounge, multi-purpose room, exercise room, spa room and resident laundry rooms. The independent transitional senior living area will offer 36 one-bedroom living units and 24 two-bedroom living units and amenities, including lobby, elevator, lounge, resident laundry rooms and outdoor courtyard. The campus would house up to 127 senior residents and would employ up to 25 people from the surrounding community. Based on city parking requirements for residents and staff, 30 on-site parking spaces will be provided for the assisted living with memory care area and 34 on-site parking spaces will be provided for the independent transitional senior living area. A monument sign approximately 8' in height will be placed between the Tablerock Road right-of-way and the parking area. The building construction will consist of concrete slab-on grade, wood-framed walls and roof with composite exterior siding, manufactured stone accents and asphalt shingles. The construction will be staggered with work on the assisted living with memory care area beginning in the fall of 2015 while design of the independent transitional senior living area continues to the end of the year, with construction starting in early 2016. It is expected that all building construction will be completed by late fall of 2016.

Proposed Use

The proposed use of the subject land shall be as a planned senior living campus development which provides continuing levels of care within one community and on one property. The levels of care provided will be transitional independent senior living, assisted living and memory care. It is expected that this development would benefit the surrounding community not only by providing a continuing

care campus for aging residents to continue to live in Rapid City, but also by keeping those residents close to family and friends within their familiar community.

Exceptions

The proposed development includes two requested exceptions to the zoning requirements. The first proposed exception includes approval of the development without construction of a pedestrian sidewalk along the west property line (Highway 16). Currently, there are no other sidewalks on adjacent properties and it is requested that the construction of the sidewalk be postponed until a time when it would serve as a pedestrian connection to the adjacent properties along Highway 16, as they are developed. A variance will be requested, if necessary. The second proposed exception includes provision of both fencing and landscape screening at a portion of the south property line which borders a residential development. At the south property line, a 5 to 6 foot high fence will be constructed along the majority of the property line length, with proposed landscape tree and shrub screening at the steeper eastern length of property line, approximately one-fourth of the total length – depicted in attached exhibit drawing A003.

Conclusion

Approval of a planned development designation for this property would allow revitalization of the neighborhood, connectivity to the adjacent residential properties and enhancement of land values in the area through redevelopment of a portion of the Highway 16 corridor. ICON Holdings, LLC looks forward to a collaborative process with Rapid City residents, City Staff, the Planning Commission and the City Council to move forward with development of the subject land into a flourishing senior community campus.