



February 12, 2016

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

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

Dear Mr. Laroco:

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 Meadows Apartment project 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. Site Plan
5. Building Elevations
6. First Floor Plan

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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 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 Moon Meadows apartment development will provide a new, first class sustainable apartment living experience for the City of Rapid City.

Building Use and Zoning:

See attached floorplans. The proposed building will have a first floor area of 10,181 SF. The applicant is requesting that 8 primary use apartment buildings and the accessory office/clubhouse be permitted with the initial Planned Development.

The property is currently zoned General Commercial and designated as a Planned Development. A rezone request to designate the project site as Office Commercial has also been submitted with the initial PD.

Parking Requirements:

See attached site layout. Per Rapid City zoning code, a total of 260 parking spaces are required. The proposed site plan provides a total of 298 spaces and 12 accessible spaces, exceeding the zoning code.

The site and proposed uses are consistent with the assumptions found in the approved Traffic Impact Analysis prepared for the Moon 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 and are in varying stages of construction.

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 9.04+/- acres. The proposed buildings have a total first floor area of 85,387 SF, which equates to a lot coverage of 21.7%. Rapid City zoning code allows for maximum lot coverage of 35%.

Signage:

Signage will be in accordance with RC 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 RC Code.

Color and Outside Finish:

See attached Exterior Elevations. Colors and Finishes are detailed in the notes found on pages A3 and CH3.

Thank you for your assistance in this matter.

Sincerely,
KTM Design Solutions, Inc.

Kyle Treloar

Enclosures

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