12PD032

ENGINEERING
LANDSCAPE ARCHITECTURE
LAND PLANNING

DREAM DESIGN
INTERNATIONAL, INC.

CONSTRUCTION OBSERVATION
REAL ESTATE DEVELOPMENT
PROPERTY MANAGEMENT

September 19, 2012

Mr. Fletcher Lacock
300 Sixth Street
Rapid City, SD 57701

**RE:** Major Amendment to a Planned Residential Development to Construct Additional Apartments with Off-Site Parking, Rocker Square Phase 2

Dear Mr. Lacock:

Attached please find a copy of the information relating to the Final Planned Residential Development for the above-referenced project. Included in this submittal:

1- Site Plan
2- Off-Site Parking Plan
3- Grading Plan
4- Utility Plan
5- Planting Plan (Landscaping).

We have also included a design report which includes the following:

1- Storm water drainage and storm water quality calculations
2- Sanitary sewer calculations
3- Geotechnical and environmental evaluation.

This submittal also includes the following exhibits and attachments to supplement the application for a major amendment to the Final Development Plan.

1- Legal Description of the property
2- Parcel Reports
3- Phase 2 Off-Site Parking Exhibit
4- Design Exception

**We request the following:**

1. Reduce side yard setbacks to 10' for Birch and Elm Ave
2. Reduce front yard setbacks to 10' from St. Joe Street
3. Allow reduced open space equal to 30sqft/dwelling unit
4. Allow a reduced side yard setback on the west side of the west off-site parking lot that borders an SFR lot – From 12' down to 1'
5. Exception to screening requirement on south side of west off-site parking lot

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6. Reduce rear yard setback from 30' to 19.48' from vacated alley
7. Reduce the aisle width on the west off-site parking lot from 26' to 24'

**Building Use and Zoning:**
The property is currently zoned High Density Residential. The first phase of the project consisted of 34 apartments containing 121 beds. The second phase consists of a second similar 6 story building, which will contain 51 apartments and 99 beds. Both structures are apartment style student living.

**Open Space:**
The campus apartment project is contiguous with SDSM&T Campus which has large open space and recreation facilities. The buildings are intended to be occupied by students. The SDSM&T campus provides for open space needs. The campus apartment site contains a meeting room, concrete patio, and grass lawns that account for near 2,700 square feet of shared common space. A shared 8' wide pedestrian access sidewalk is also proposed to improve the circulation between the campus apartment buildings and the SDSM&T campus. The open space provided is 30 sqft per dwelling unit instead of 300 sqft. The proposed use of lot space is intended to maximize the amount of onsite parking available to reduce the number of cars competing for on-street parking in the neighborhood, and should increase the number of students at SDSM&T that walk to campus.

**Parking Requirements:**
The 51 units in the second phase require 77 parking spaces. The 34 units in the first phase required 51 parking spaces. A total of 128 parking spaces are required for the campus housing project. A total of 75 parking spaces are provided on the campus apartment site and two off-site parking lots are proposed to provide the remaining 58 parking spaces.

The off-site parking spaces are located within 300 feet of the campus apartment buildings as shown on the attached Phase 2 Off-Site Parking Exhibit. Upon completion of the Phase 2 building the existing parking assignments will be rearranged and the north off-site parking lot will be designated for residents of the Phase 1 building and the west off-site parking will be designated to residents of the Phase 2 building. The on-site parking will be divided appropriately between the two buildings and all parking will be assigned by the property manager.

At the west off-site parking lot, we are requesting an exception to the 12' setback on the west side of the lot with the SFR lot to the west. We are requesting the reduction in setback along this property line to 1' in order to provide parking stalls along each side of the lot with enough circulation in the center. To mitigate the reduced setback, we propose to install a 6' screening fence (changing to 4' tall in the front yard setback) along the property line. Also at the west off-site parking lot, we are requesting a reduction of the aisle width from 26' to 24'. The reduction in aisle width, coupled with providing a 2' overhang on each side of the parking lot will allow parking on both sides of the lot and will maximize the number of parking spots on the property.

**Landscaping:**
The final landscaping plans are attached to this submittal. Landscaping plans have been prepared for both off-site parking lots and Phase 2 of the campus apartment project.

**Sanitary Sewer:**
The proposed phase 2 building contains fewer beds than originally proposed in the previously submitted phase 1 Planned Residential Development. The reduction in beds will improve the downstream carrying capacity of the sanitary sewer as evaluated in the previously submitted engineering design report.

**Water:**
Currently the property fronts on St. Joseph Street which has a new 12" water main. The water main is connected to a 20" water main fed from the Star Village reservoir with overflow elevation of 3406. The site is located at 3200 elevation which is near 220 feet lower than the overflow for the tank. Fire flows were calculated by Rapid Fire Protection, Inc. for the first phase structure and it was determined that a fire pump was not required. The calculations for the first phase were submitted and reviewed at the building permit stage. It is not anticipated that the phase 2 structure will require domestic or fire flow pumps. Water fire flow for the building will be determined at the building permit stage.

**Storm Water:**
The proposed phase 2 improvements will not adversely affect the downstream conveyances and detention basins developed for the Downtown Drainage Basin. Storm water quality and quantity calculations have been updated to include the two off-site parking lots and are included in the attached Engineers Report.

**Color and Outside Finish:**
The exterior of the building will be concrete with earth tone colors matching the existing phase 1 structure.

**Signage:**
A second sign is proposed for Phase 2 that will be similar to the sign installed in Phase 1. A picture of the proposed sign is attached to this submittal.

Thank you for your help. Please contact us if you need any additional information.

Sincerely,
DREAM DESIGN INTERNATIONAL, INC.

Kyle Treloar