Case No. 19PD044

Legal Description:

Lot CR of Hamilton Subdivision, located in Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
LETTER OF INTENT FOR
MAJOR AMENDMENT TO THE PLANNED DEVELOPMENT
LOT CR, HAMILTON SUBDIVISION,
SECTION 18, TIN, R8E, BHM,
RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

DEVELOPMENT SUMMARY
Owner intends to construct an apartment building to be constructed under this PD submittal. The proposed building has 32 units with three stories. The height exceeds the City standard by 3'-8" to allow for high ceilings in the units.

PHASING
This is Phase Four of a Multi-Family Development. Previously constructed apartment buildings to the west are currently occupied, under separate PD #'s. The Initial Planned Development file #18-PD022 & 18PD032 Final PD.

BUILDING CONSTRUCTION
Assumed building materials will consist of poured concrete foundation, wood-framed structure for exterior and interior walls, pre-engineered roof & floor trusses. Finishes include prefinished smartside lap siding, with earth tone colors, and brick or stone accents from the top of the second floor truss to the top of concrete wall on front wall only. The roof consists of asphalt shingles.

ACCESS:
The approach on Minnesota Street for the building (under this PD submittal) is shown for access coordination and spacing aligning with the approach across the street.

LANDSCAPING
Landscaping is required adjacent to low density residential with fifty percent of the plant material visible from the single family residential district, which is across East Minnesota Street from this property. Conceptual landscaping is provided as shown on the site plan.

POSTAL COORDINATION
An off-street, post-mounted mailbox cluster set will be provided. Owner is coordinating with the Postmaster.

LIGHTING
Lighting is assumed to be building mounted to provide security for tenants at entrances besides parking lot.

SIGNAGE
All signage will match existing units and no monument sign needed since one exists.

Commercial and Residential Site Design - Municipal Engineering - Street Design - Utility Design - Drainage Design & Flood Certificates - Wetland/404
Track & Field Design - Topographic Surveys - Boundary Surveys - Construction Layout