Case No. 22PD037

Legal Description:

Tract G-2 of McMahon Subdivision, located in Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
Project Name:
NORTH POINTE APARTMENTS
Rapid City, South Dakota

Owner and Developer:
PENNINGTON COUNTY HOUSING AND REDEVELOPMENT COMMISSION
1805 West Fulton Street, Suite 101
Rapid City, South Dakota

LETTER OF INTENDED USE:

This project is being developed by Pennington County Housing and Redevelopment Commission to serve as a workforce housing development serving families at 60% to 80% of the Area Median Income.

This project is being planned in 2 phases; phase 1 will incorporate buildings 1 and 2 and the associated site work included on the attached plans. Phase 2 will include buildings 3 and 4 and the associated site work. Phase 2 at this time should be considered as a schematic design concept and may be subject to changes.

Associated with the construction of Phase 2 of this work, the sanitary sewer line in Champion Drive will need to be extended/connected as the current system is dead ended at this property. Work for this effort will be discussed/coordinated with the city at a future time.

Phase 1 development includes the (2) apartment buildings mentioned above. Design will be wood frame construction, and includes twelve (12) two-bedroom apartments and twenty-three (23) one-bedroom apartments. In addition, building 1 also includes a General Office and a Laundry Facility and Building 2 also includes Resident Storage and a Laundry Facility. Each building will be 3-stories in height and all units will accessed from the exterior by means of an enclosed stairway. There are no interior corridors or common areas.

Associated with the construction of Phase 2 of this work, the sanitary sewer line in Champion Drive will need to be extended/connected as the current system is not connected to the municipal system south of the man hole. Work for this effort will be discussed/coordinated with the city.

Site development in both phases, includes vehicle parking spaces, dumpster enclosures, landscaping, parking lot lighting storm water detention, etc...