

This statement replaces the previous written statement. All changes are in bold text.

Overview

The proposed, upscale, **240 unit apartment complex** is located northeast of the intersection of Catron Blvd. and Highway 16. The project consists of four multifamily buildings and one community building – all constructed in a single phase. The building materials will be high quality – a blend of brick, EIFS, and cement board siding. All of the residential buildings will have four, above-grade, habitable stories with underground parking.

The land is currently zoned medium density residential (MDR) and commercial. The development will be on the MDR portion. By definition, MDR is a residential zoning to provide for multifamily apartment uses.

Design Considerations

The project is located in an expanding area on the southern edge of Rapid City. The existing access and utility infrastructure is excellent – primarily as a result of several projects by both the State and the City in recent years. Additionally, the surrounding properties are mostly undeveloped. They are zoned a mixture of park forest, low density residential, and commercial.

In an effort to create a more upscale and progressive development, the developer is requesting an exception to the zoning ordinance for building height. The proposed buildings are 4 stories with a maximum height of 52'. The additional height is necessary for the additional story, 9' foot ceilings, and steeper roof pitches.

In an effort to provide a buffer to the surrounding properties and maintain the natural beauty of the area, the minimum setback will be 50' and heavily landscaped with trees.

As a result of the severe topography and underground parking, the lot coverage will be less than 12%. Most of the site will be available for open space with plans for hiking trails and other outdoor recreation.

In an effort to minimize the impact of glare on the surrounding properties, much of the parking is underground. Furthermore, the necessary, above-ground parking is interior, buffered from all property lines.

Finally, in an effort to mitigate neighbors' concerns, the final planned development will not exceed 240 units.