

Case No. 17PL003

Existing Legal Description:

That portion of the SW1/4, less Freeland Subdivision, less Prairie Hills Subdivision and less 1 acre tract in the SE1/4 of the SW1/4 of Section 19, T2N, R8E; the unplatted portion of the NW1/4, less Lot H4 and less Lot H5 of Section 30, T2N, R8E, all located in T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots 1 and 2 of Block 1 and Drainage Lot of Block 2 of Freeland Ranch

**FREELAND RANCH COMMUNITY, INC.
A SOUTH DAKOTA NON-PROFIT CORPORATION**

PO Box 8452
Rapid City, SD 57709
Telephone 605-348-1125
Fax 605-348-9744

January 26, 2017

SENT VIA E-MAIL ONLY

Ms. Vicki Fisher
Planning Manager
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

Re: Freeland Ranch; A Sustainable, Affordable Housing Subdivision

Dear Vicki:

The purpose of this letter is to advise the City of Rapid City Planning Department of a proposed affordable/workforce housing subdivision to be constructed immediately north of Rushmore Mall, adjacent to Seger Drive.

Freeland Ranch Community, Inc., a South Dakota Non-Profit Corporation, was recently formed for the express purpose of development, operation, management and long-term maintenance of the Freeland Ranch Subdivision. (See Exhibit "A"; Certificate of Incorporation.) This Subdivision is a multi-socio-economic level, sustainable, affordable housing community that will provide low cost, build-ready lots and apartment sites to make possible the construction of over 360 affordable housing / workforce dwellings, including single family, multi-family, apartment units, and an area designated for a tiny home village. (See Exhibit "B"; Proposed Subdivision Layout.)

In addition to the residential uses, Freeland Ranch will also be the site for the new Rural America Initiatives' building which will provide Head Start services to the approximately 250 Native American children, as well as administrative offices and community room. The vast majority of the students are transported by RAI vans.

Ongoing maintenance and onsite management is key to preserving the quality and security of this subdivision. First, landlords and apartment managers, as well as charitable and governmental agencies involved with particular homes are primarily responsible. Freeland Ranch Community, Inc., will also be enforcing Covenant standards by having an onsite manager.

Ms. Vicki Fisher
January 26, 2017
Page 2

It is the mission of Freeland Ranch Community, Inc., to sell build-ready lots for single family homes, town homes and multi-plex buildings, as well as apartment house sites to private builders, apartment ownership companies, as well as to agencies such as Neighbor Works, Dakota Land Trust, Habitat for Humanity, Pennington County Housing Authority and any other entity whose goal is to provide affordable and workforce housing. The lots would be priced well below market value to keep dwellings affordable not only for the first occupant of the residence but for all home owners thereafter. Various sustainable, affordable housing mechanisms have been successfully implemented by many entities and is the focus of this affordable housing community.

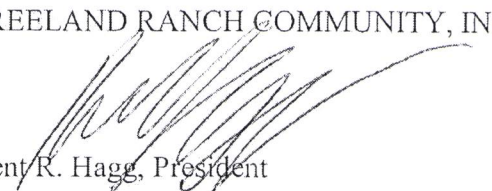
Freeland Ranch Community, Inc., as the developer, would retain the majority of sale proceeds from each lot to create an ongoing revenue source and future endowment for the continued development, operation and long-term maintenance of the entire subdivision. Hagg Development, Inc., was awarded a \$119,000 Community Development Block Grant last year and has used the proceeds for engineering, design, testing, surveying, archeological studies, geo-technical and all other things necessary to make sure this is a subdivision concept which is physically feasible upon obtaining all necessary approvals and funding. Freeland Ranch will update its request for additional CDBG funding to further the engineering and design for construction and platting purposes.

Freeland Ranch Community, Inc., as the developer, will submit application for a Tax Increment Finance District to be used as one of the main funding mechanisms under which various loans for land acquisition and construction of improvements will be used. In addition to conventional loans sought by Freeland Ranch Community, Inc., a CDBG Section 108 loan to be applied for by the City and other funding sources such as South Dakota Housing Development Authority and Vision Funds have been identified as potential funding sources for the creation of the build-ready lots.

If you have any questions, please advise. Thank you.

Sincerely,

FREELAND RANCH COMMUNITY, INC.



Kent R. Hagg, President

KRH/dcc
Encls.

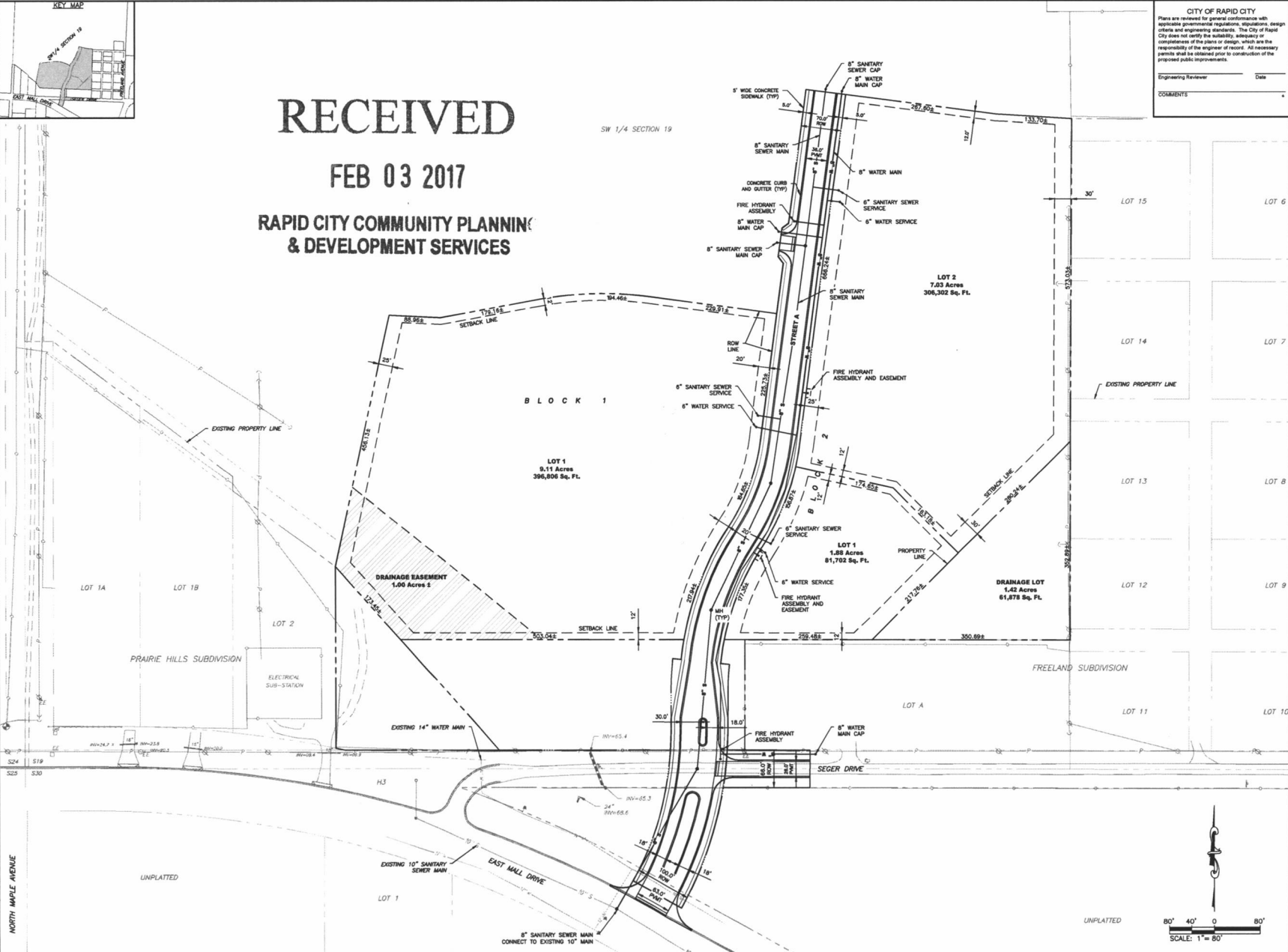


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FEB 03 2017

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

SW 1/4 SECTION 19



CITY OF RAPID CITY

Plans are reviewed for general conformance with applicable governmental regulations, stipulations, design criteria and engineering standards. The City of Rapid City does not certify the suitability, adequacy or completeness of the plans or design, which are the responsibility of the engineer of record. All necessary permits shall be obtained prior to construction of the proposed public improvements.

Engineering Reviewer _____ Date _____

COMMENTS _____

02/2017 PRELIMINARY SUBDIVISION PLAN

Internal Job No. _____ Designed By: _____ Drawn By: _____

KTM #16-725 MS PMM

Surveyed By: _____ Survey Date: 8 / 2016

BASELINE

**PRELIMINARY
FOR REVIEW ONLY**

528 Kansas City St., Rapid City, SD 57701
[p] 605.791.5866 | [f] 605.791.5863
www.ktmdesignsolutions.com
CIVIL ENGINEERING | LAND PLANNING
CONSTRUCTION ADMINISTRATION



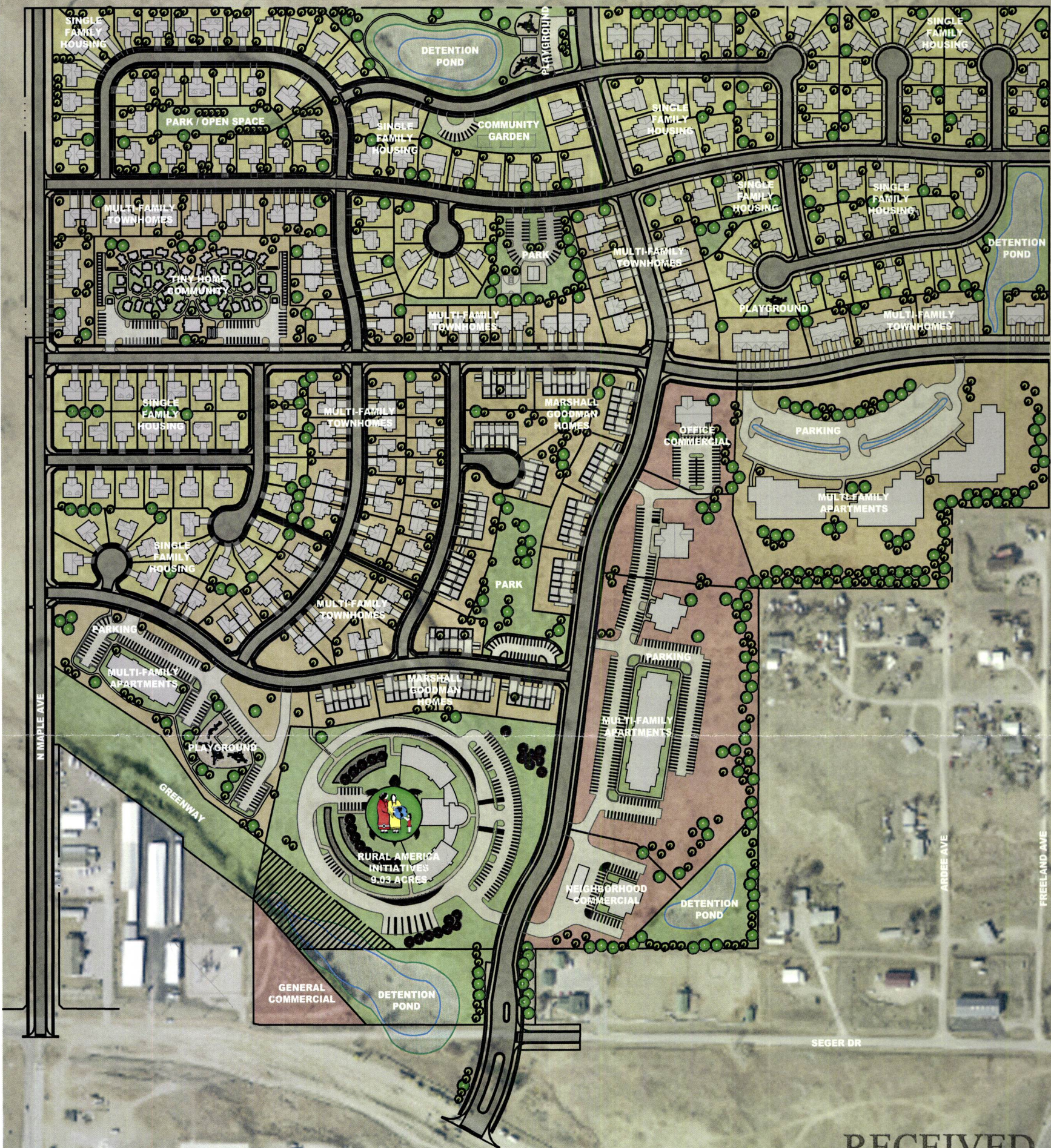
Sheet Name _____

SITE AND UTILITY PLAN

Sheet Number _____

2 OF 3

FREELAND RANCH DEVELOPMENT
RAPID CITY, SOUTH DAKOTA



LEGEND

SINGLE FAMILY HOMES:	154
MULTI-FAMILY TOWNHOMES:	78
MARSHALL GOODMAN-STYLE HOMES:	122
MULTI-FAMILY APARTMENTS UNITS:	120
TINY HOMES (SINGLE FAMILY):	44



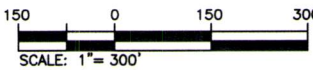
528 Kansas City St
Rapid City, SD 57701
[p] 605.791.5866
[f] 605.791.5863
[e] engineers@ktmdsi.com

CIVIL ENGINEERING | LAND PLANNING | CONSTRUCTION ADMINISTRATION
www.ktmdesignsolutions.com



Wyss
Associates, Inc.

FREELAND RANCH
MASTER PLAN
RAPID CITY, PENNINGTON COUNTY, SD
FEBRUARY 3, 2017



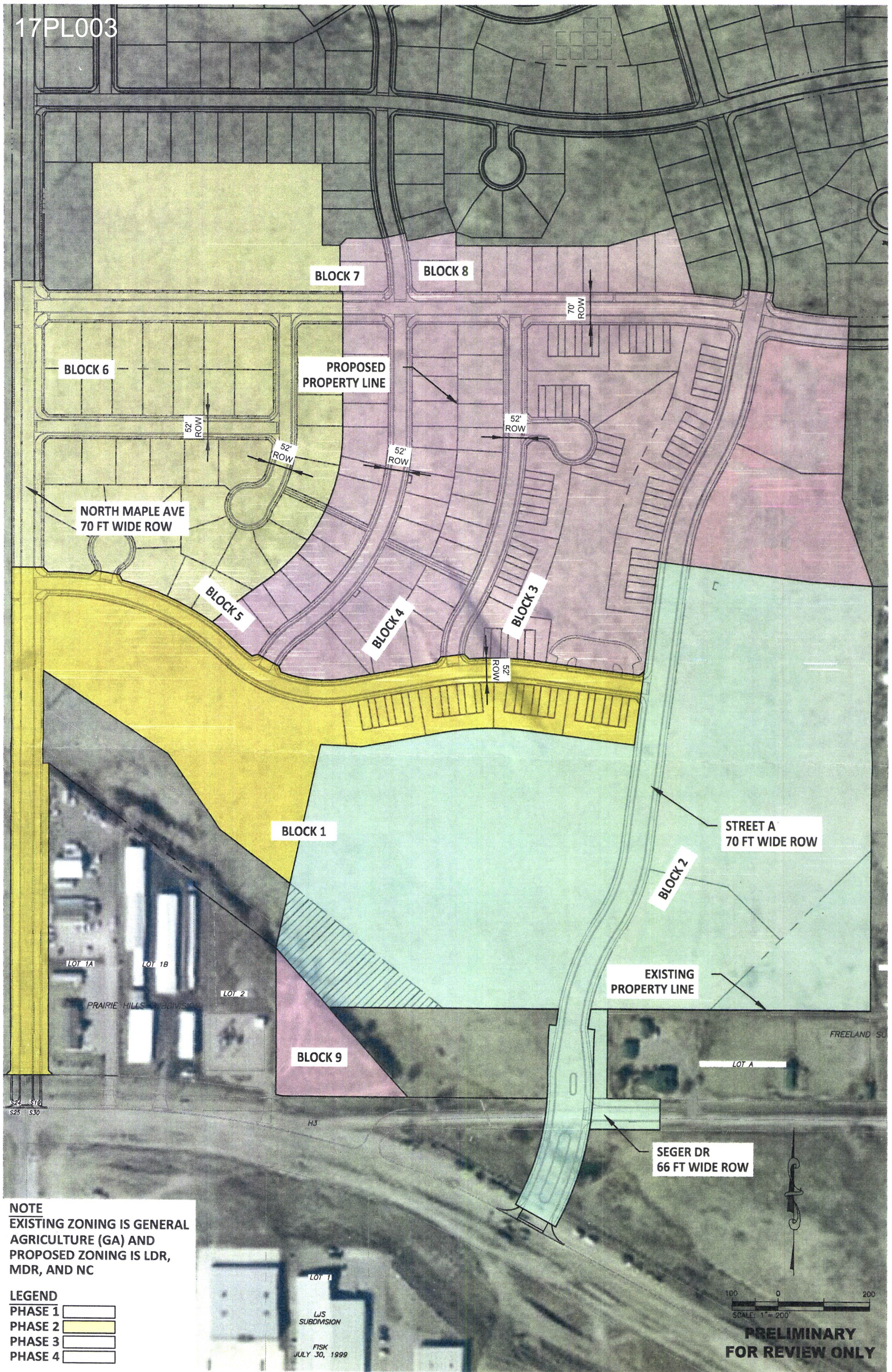
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17PL003



NOTE
EXISTING ZONING IS GENERAL
AGRICULTURE (GA) AND
PROPOSED ZONING IS LDR,
MDR, AND NC

LEGEND
PHASE 1
PHASE 2
PHASE 3
PHASE 4

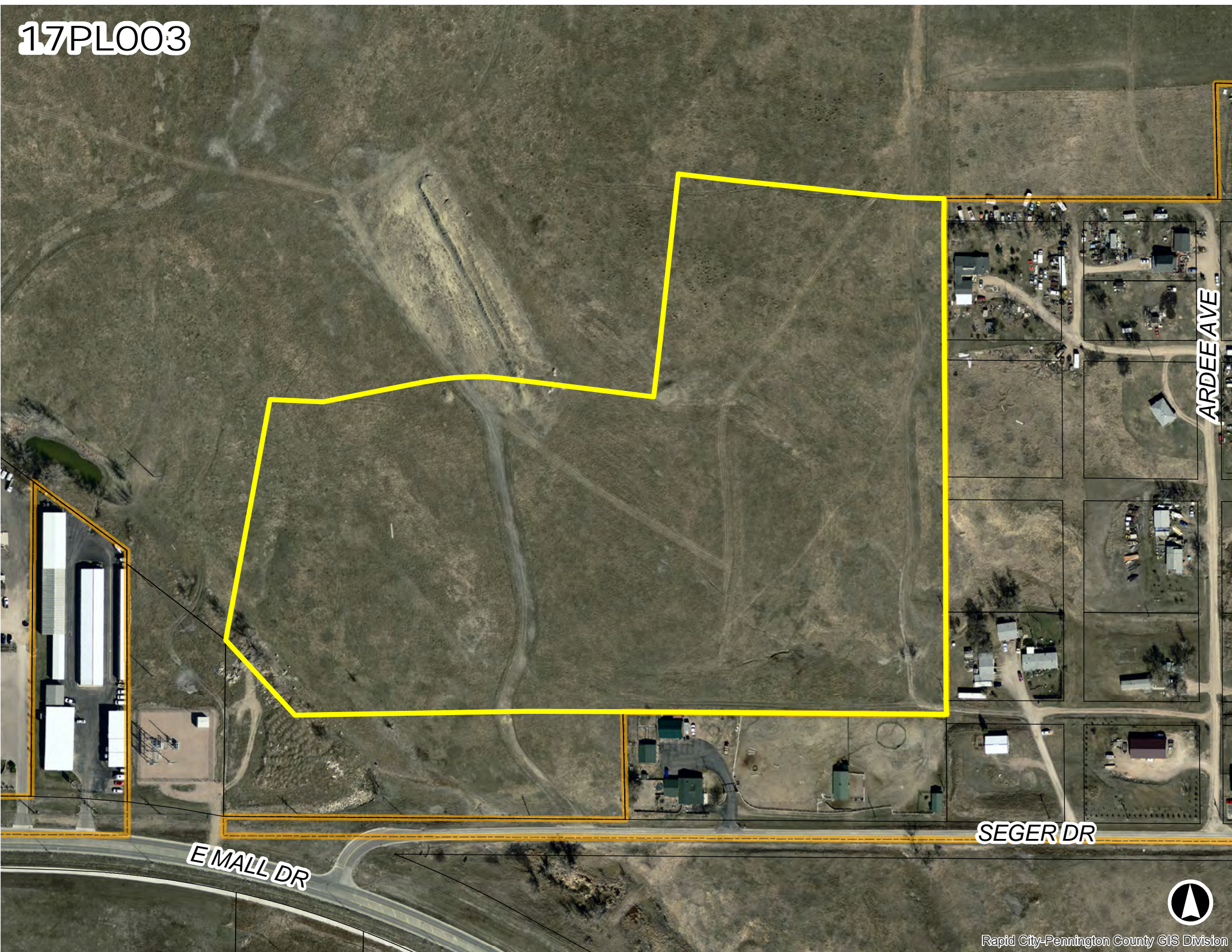
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FEB 03 2017

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

**FREELAND RANCH DEVELOPMENT
PHASING PLAN**

SW $\frac{1}{4}$ OF SEC 19, T2N, R8E, RAPID CITY,
PENNINGTON COUNTY, SOUTH DAKOTA
FEBRUARY 3, 2017

17PL003



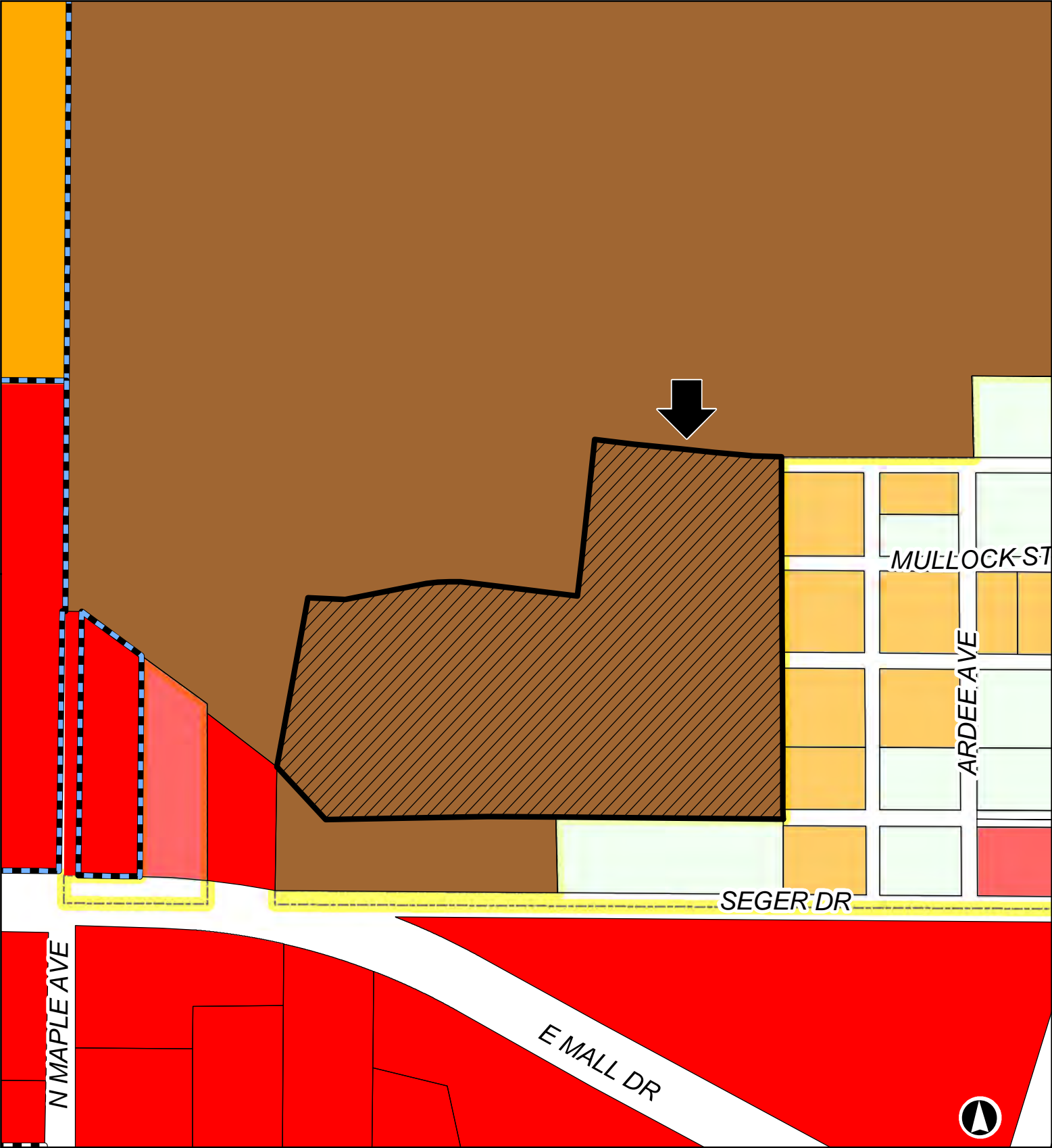
E MALL DR

SEGER DR

ARDEE AVE



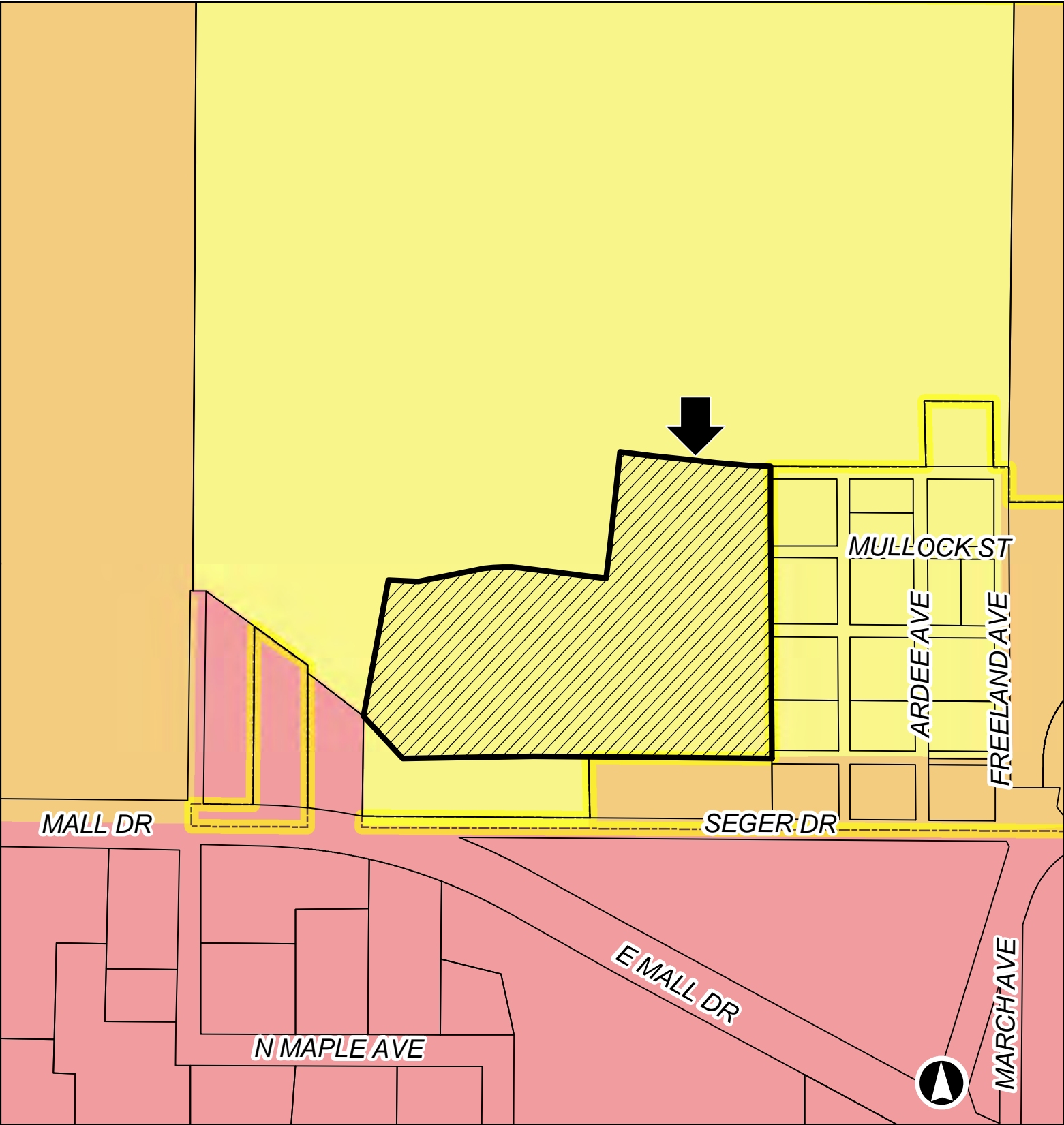
17PL003
North of Seger Drive



Rapid City/Pennington County Zoning

- | | | | | |
|-------------------|---------------------------------|---------------------|----------------------------|--------------------------|
| Subject Property | Planned Development | General Agriculture | Medium Density Residential | General Ag. District, PC |
| Rapid City Limits | Planned Development Designation | General Commercial | General Commercial, PC | Suburban Residential, PC |

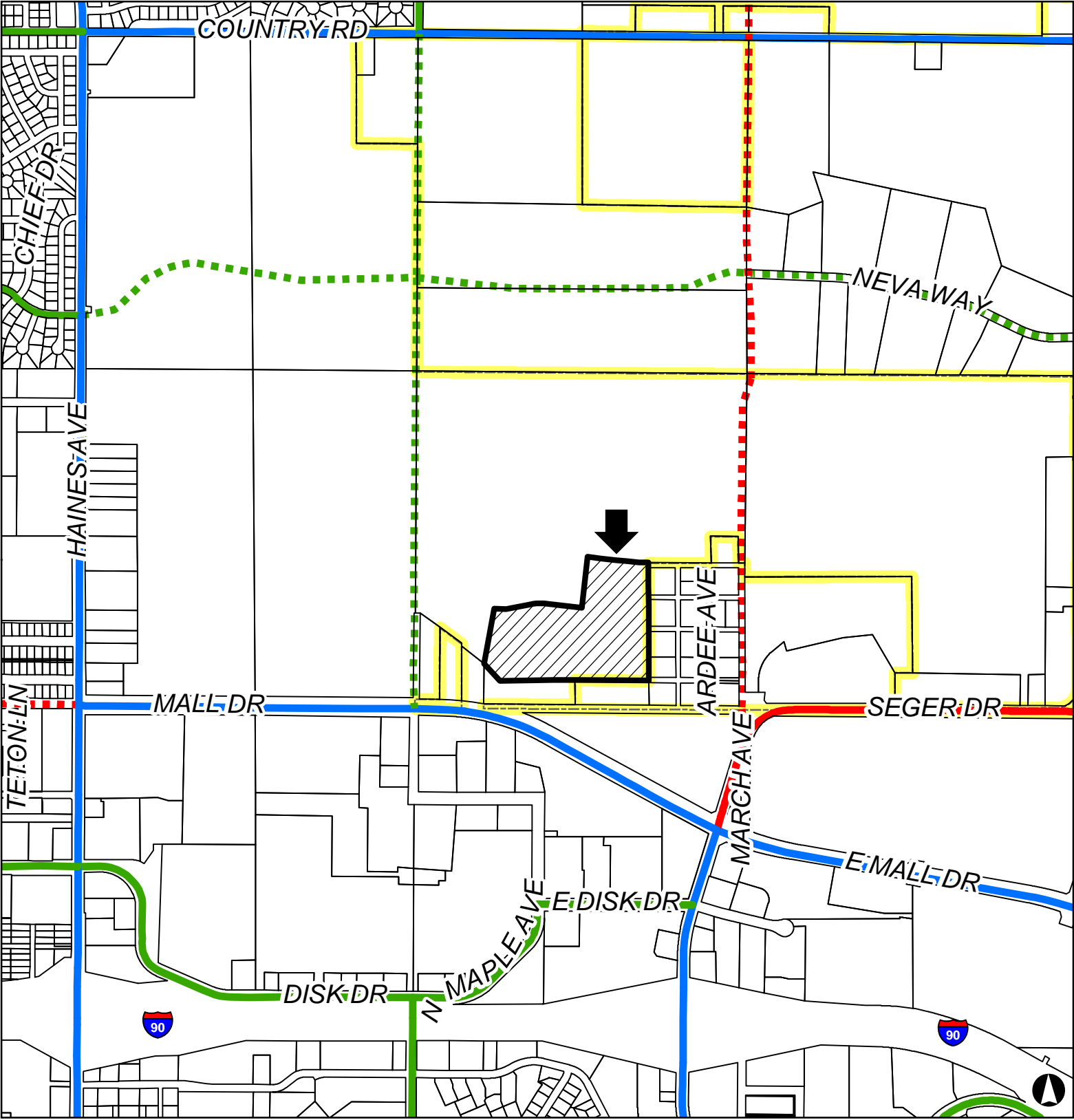
17PL003
North of Seger Drive



Future Land Use Categories

-  Subject Property
-  Low Density Neighborhood
-  Urban Neighborhood
-  Mixed Use Commercial
-  Rapid City Limits

17PL003
North of Seger Drive



Major Street Plan



17PL003

