Case No. 19PD027

Legal Description:

That portion of Johnson Ranch Subdivision, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Northeast Corner of Lot 38 of Block 2, of Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; the point of beginning; Thence (1) South 89°55’08” East, a distance of 419.48 feet; Thence (2) South 00°14’11” West, a distance of 107.00 feet; Thence (3) North 89°55’08” West, a distance of 94.88 feet; Thence (4) South 00°06’03” West, a distance of 175.40 feet; Thence (5) North 89°54’15” West, a distance of 322.00 feet; Thence (6) North 00°06’03” East, a distance of 175.42 feet; Thence (7) North 89°53’57” West, a distance of 7.62 feet; Thence (8) North 00°14’11” East, a distance of 106.88 feet to the point of beginning.
June 27, 2019

Ms. Vicki Fisher
Assistant Planning Director
300 Sixth Street
Rapid City, SD 57701

RE: Final Planned Development – Letter of Intent
Johnson Ranch Phases 4, Residential Development – Rapid City, South Dakota

Dear Ms. Fisher

Yasmeen Dream, LLC is developing a property at the corner of South Valley Drive and St Patrick Street commonly referred to as the ‘Johnson Ranch’. The location of the proposed Johnson Ranch development is one of the highest exposure properties in Western South Dakota. It is surrounded by three principal arterial streets and a collector street, having a combined collective traffic count of nearly 52,000 vehicles per day. This high exposure of the property makes it an excellent location for a mixed use subdivision. The goals of the subdivision are:

1. Provide for a mixture of diversified, affordable, and safe housing which includes multi-family and single family dwelling units
2. Provide affordable and safe workforce housing that meets the needs of the community with home prices between $169,000 and $210,000
3. Retail and office facilities where residents can work, shop and play
4. Common areas which may include community gardens and walking trails to provide for a healthy lifestyle.

Construction on Phases 1A and 1B are complete – All of the homes in Phase 1B have been sold providing testament to the quality of homes being built in the subdivision. Construction of Phase 2A is complete and all the homes have been sold.

Construction of Phase 3 is currently ongoing with several of the lots already having been presold and are under contract – further stressing the community’s pressing needs for such facilities and providing testament to the quality of homes being built in the subdivision.

The intent of this planned development is to allow the residential development located within the planned phase 4.
Attached are documents relating to the proposed development including:

1. Final Planned Development for Phases 4
2. Subdivision layout, typical lot exhibit, and phasing plan
3. Residential Elevation view
4. Preliminary Subdivision Plans
5. Preliminary Construction Plans
6. Drainage Design Reports

The following pertains to the proposed Lots 19-25 & 29-37 of Block 2, Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota.

Proposed Use and Zoning:

See attached site plan and typical residential lot exhibits. The proposed site will include the construction of 16 single family residences lots in phase 4.

Currently the property is zoned Low Density Residential 1 (LDR-1). An initial-planned development 18PD011 was approved in 2018. No additional exceptions are being requested with this request.

The following exceptions were previously approved.

1. Increase lot coverage from 30% to 33%.
2. Reduce minimum lot size from 6,500 sq. ft. to 4,433 sq. ft.
3. Reduce minimum lot width from 50’ to 46’.

The applicant will be providing a community park with interconnected concrete sidewalk to mitigate the effects of the increased density. An application for the park has been submitted and is under review by Rapid City Staff. Further, by maintaining safe building separations through the use of the established setbacks the applicant will be providing livable outdoor space for each residence.

Setbacks:

See attached site plan. No reductions or variances are being requested with this plan. A minimum 8’ side yard setback will be maintained on all lots, per MDR zoning code. By maintaining the minimum side yard setbacks it will ensure that each residential structure will have a safe separation comparable to similarly zoned residential areas in Rapid City.

Lot Coverage:

See attached site plan. Lot coverage will range from 5% to 33% for proposed lots. The majority of the lots will have a 25% lot coverage, lower than the 30% maximum as defined in the MDR zoning. By remaining very near the and generally under the maximum lot coverage, it will ensure that each residence will have as much open space for a yard as other similarly zoned residential areas, relative to the size of the home. In addition, the
applicant will be providing a community park with interconnected concrete sidewalk to provide even more livable outdoor space for each residence.

**Lot Area:**

See attached site plan. Lot Area varies from 4,927 sq. ft. to 5,677 sq. ft. for the proposed lots. The minimum lot area from reduction from 6,500 sq. ft to 4,922 sq. ft was previously approved.

The reduction in lot size will allow for more affordable lots, fulfilling a major need in the community for safe, affordable work force housing. The reduction in lot size allows for each lot to become more affordable and as demonstrated the proposed residences will meet all the setback and requirements as currently stated for MDR zoning. Maintaining a similar, high level of living standard comparable to any other residential neighborhood in Rapid City. It also creates affordability without the use of subsidies, such as grant monies, or the use of Tax Increment Financing. Finally, a community park will be constructed to provide even more livable outdoor space for each residence.

**Lot Width:**

See attached site plan. The exception to reduce the minimum lot width from 50 feet to 46 feet was previously approved.

Very similar to the reduction in lot area, the reduction in lot width will allow for more affordable lots, fulfilling a major need in the community for safe, affordable work force housing. The reduced lot width requires less infrastructure be provided for each lot – directly lowering the cost of development and increasing the affordability of each lot. Once again, the proposed residences will meet all the setback requirements as currently stated for LDR-1 zoning. Maintaining a similar, high level of living standard comparable to any other residential neighborhood in Rapid City. It also creates affordability without the use of subsidies, such as grant monies, or the use of Tax Increment Financing.

**Sanitary Sewer, Water, and Storm Water:**

See attached Design Reports prepared for the site and subdivision. Adequate water pressure for normal operations and fire flows are provided to the site which is served by the Rapid Valley Sanitary District. Adequate sanitary sewer facilities have also been provided to the site. Offsite storm water quantity and quality improvements have been constructed to serve the entire development, including this site, with adequate conveyance capacity provided to and from the site.

**Color and Outside Finish:**

Building materials will consist of concrete foundations, timber structure for exterior and interior walls, pre-engineered roof & floor trusses. Finishes include pre-finished horizontal hard board lap siding with earth tone hues. The roof will consist of fiberglass shingles.
Open Space and Subdivision Amenities:

The subdivision will include many amenities including shared open spaces, a community park, and walking trails to promote a sense of community. Extensive walking trails will connect the residences directly to shared open spaces and a community park, promoting healthy living and providing additional space for the residents to utilize.

See attached Master Plan for the location and phasing of the proposed Subdivision Amenities.

Summary of Exceptions:

No additional Exceptions required.

The intent of the developer is to provide safe, affordable, high quality workforce housing. We hope that this information is satisfactory to address any questions or comments and provide guidance for the approval of the initial-final planned development. We look forward to working with you and City staff on this great community project. If there are any additional questions please do not hesitate to contact the office.

Thank you for your help.

Sincerely,
Dream Design International, Inc.

Kyle Treloar
Enclosures

cc: Fletcher Lacock, City of Rapid City
    Hani Shafai, Dream Design International, Inc.