

**Legal Description:**

That portion of the NW1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: commencing at the NW1/16 corner of Section 9, thence, South 87°50'18" West, 427.30 feet to a point on the southeast boundary and the point of beginning. Thence (1) North 89°50'10" West, 184.00 feet to a point of non-tangency; Thence (2) North 0°06'03" East, 16.66 feet to a point of non-tangency; Thence (3) North 0°40'03" East, 266.01 feet to a point of non-tangency; Thence (4) North 89°43'35" West, 46.00 feet to a point of non-tangency; Thence (5) North 0°14'11" East, 420.18 feet to a point of non-tangency; Thence (6) North 38°00'42" West, 18.87 feet to a point of non-tangency; Thence (7) South 89°45'49" East, 165.45 feet to the beginning of a non-tangent curve concave westerly; Thence (8) southerly along said curve through a central angle of 10°16'58", a radius of 326.00 feet, an arc distance of 58.51 feet and a chord bearing of South 04°54'18" East, 58.43 feet to a point of tangency; Thence (9) South 0°14'11" West, 90.57 feet to a point of non-tangency; Thence (10) South 89°53'57" East, 61.00 feet to a point of non-tangency; Thence (11) South 0°14'11" West, 159.00 feet to a point of non-tangency; Thence (12) South 0°10'07" West, 234.00 feet to a point of non-tangency; Thence (13) South 89°53'57" East, 7.34 feet to a point of non-tangency; Thence (14) South 0°06'03" West, 175.87 feet to the point of beginning



KTM DESIGN SOLUTIONS, INC.  
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March 7, 2018

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

**RE: Residential Planned Development – Letter of Intent  
 Initial – Final Planned Development for Phase 2,  
 Initial Planned Development for Phases 3 &4  
 Johnson Ranch Subdivision, 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, workforce, 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 lot prices at \$34,000 and with home prices between \$160,000 and \$190,000
3. Affordable multi-family dwelling units with rents around \$500 per apartment
4. Retail and office facilities where residents can work, shop and play
5. Common areas which may include community park and walking trails to provide for a healthy lifestyle.

Construction on Phases 1A and 1B is currently ongoing with the first six homes nearing completion and at least three of those are already under contract – both 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 phases 2, 3, and 4 to built to the same standards as Phase 1B.

Attached are documents relating to the proposed development including:

1. Application for Initial-Final Planned Development for Phases 2, 3,& 4

2. Subdivision layout, typical lot exhibit, and phasing plan
3. Residential Floor Plans and Elevation view
4. Preliminary Subdivision Plans
5. Phase 2 Construction Plans
6. Design Reports including the Traffic Study and Geotechnical Reports

The following pertains to the proposed Lots 15-24 of Block 1 and Lots 15-56 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, typical residential lot exhibits and proposed floorplan. The proposed site will include the construction of 17 single family residences lots in phase 2, 16 single family residences lots in phase 3, and 19 single family residences lots in phase 4 single family residences.

Currently the property is zoned Low Density Residential I (LDR-1) and Medium Density Residential (MDR). Similar to the final planned development #17PD045 for Phase 1B which was approved at the October 5, 2017 Rapid City Planning Commission meeting the applicant is requesting four exceptions were granted through #17PD007, they are:

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 with phase 2 to mitigate the effects of the increased density. 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 LDR-1 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 LDR 1 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 4,433 sq. ft. to 30,435 sq. ft. for the proposed lots. It is requested through this planned development to reduce the minimum lot area from 6,500 sq. ft to 4,922 sq. ft.

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 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. Finally, a community park will be constructed to provide even more livable outdoor space for each residence.

**Lot Width:**

See attached site plan. It is requested through this planned development to reduce the minimum lot width from 50 feet to 46 feet, or approx.. 8%.

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 extensive

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:**

Increase the maximum lot coverage to 35% from 30%.

Reduce the minimum lot size from 6,000 sq. ft. to 4,433 sq. ft.

Reduce the minimum lot frontage from 50' to 46'.

The intent of the developer is to provide safe, affordable, high quality workforce housing matching phase 1. 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.

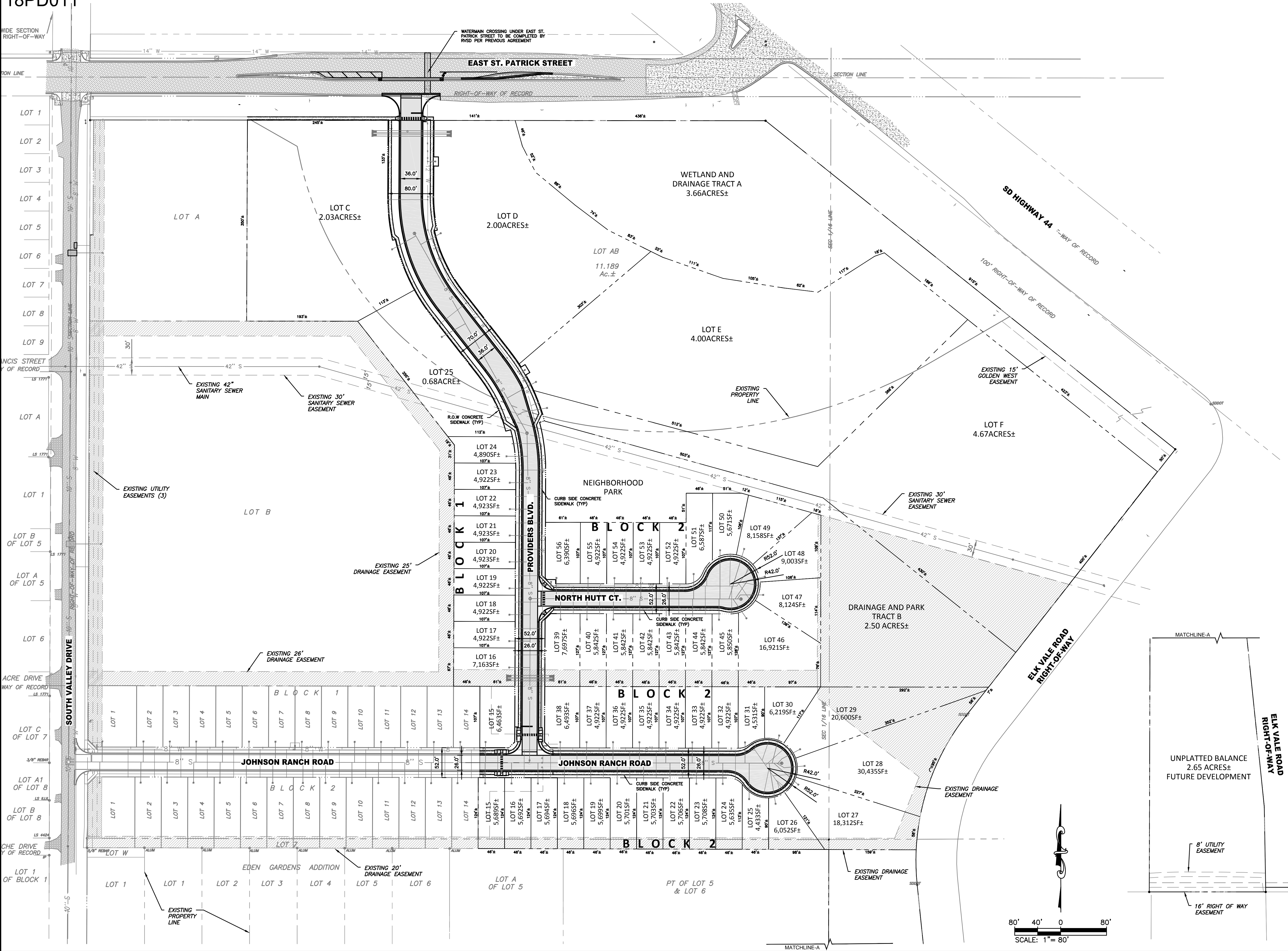
Sincerely,  
KTM Design Solutions, Inc.



Kyle Treloar  
Enclosures

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





PRELIMINARY  
FOR REVIEW ONLY

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Sheet Name:

SITE LAYOUT

Sheet Number:





18PD011

EAST ST. PATRICK STREET

SD HIGHWAY 44

SOUTH VALLEY DRIVE

JOHNSON RANCH ROAD

JOHNSON RANCH ROAD

ELK VALE ROAD  
RIGHT-OF-WAY



80' 40' 0 80'  
SCALE: 1" = 80'

03/2018 PRELIMINARY SUBDIVISION PLAN

Internal Job No: KTM #16-0824 KT	Designed By: PMM	Drawn By: PMM
Surveyed By: RENNER	Survey Date: 02 / 2017	

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JOHNSON RANCH SUBDIVISION  
RAPID CITY, SOUTH DAKOTA

Sheet Name:

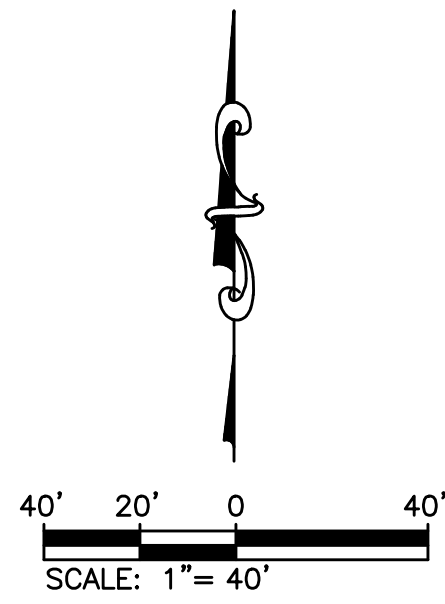
MASTER AND  
PHASING PLAN

Sheet Number:

4A OF 4



PARKING  
ON STREET PARKING 53 SPACES PROVIDED  
52 SPACES REQUIRED  
ONE SPACE PROVIDED WITHIN 300 WALKING  
FEET OF EACH LOT AT MAXIMUM.



**PRELIMINARY  
FOR REVIEW ONLY**

PROPERTY LINE

SETBACK

PROPERTY LINE

PROPERTY LINE

SETBACK

NO ON STREET PARKING  
PROVIDED ON CUL-DE-SAC

NO ON STREET PARKING  
PROVIDED ON CUL-DE-SAC

NORTH HUTT COURT

JOHNSON RANCH ROAD

**EXHIBIT  
JOHNSON RANCH SUBDIVISION  
SITE LAYOUT AND PARKING**

MARCH, 2018

X:\800-849\824 Johnson Ranch\Drawings\EXHIBITS\2018.03.23-JR PARKING AREA.dwg 3/26/2018 1:45pm



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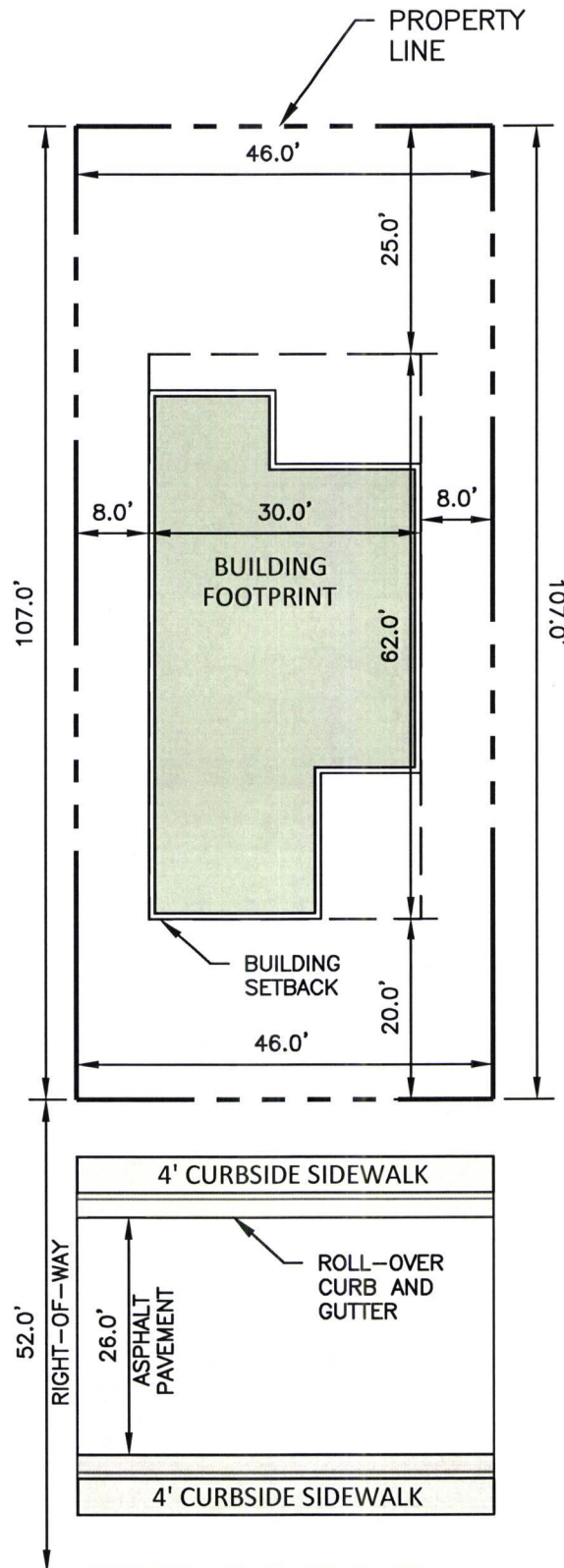
**PRELIMINARY  
FOR REVIEW ONLY**

TYPICAL BUILDING  
FOOTPRINT  
MAIN FLOOR = 1,436± SQ. FT

TYPICAL LOT SIZE\*  
46' X 107'  
AREA = 4,922± SQ. FT

SETBACKS  
FRONT = 20'  
BACK = 25'  
SIDE = 8'

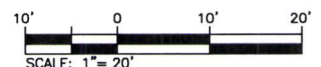
\*LOT SIZE VARIES FROM  
4,433 SF± TO 30,435 SF±



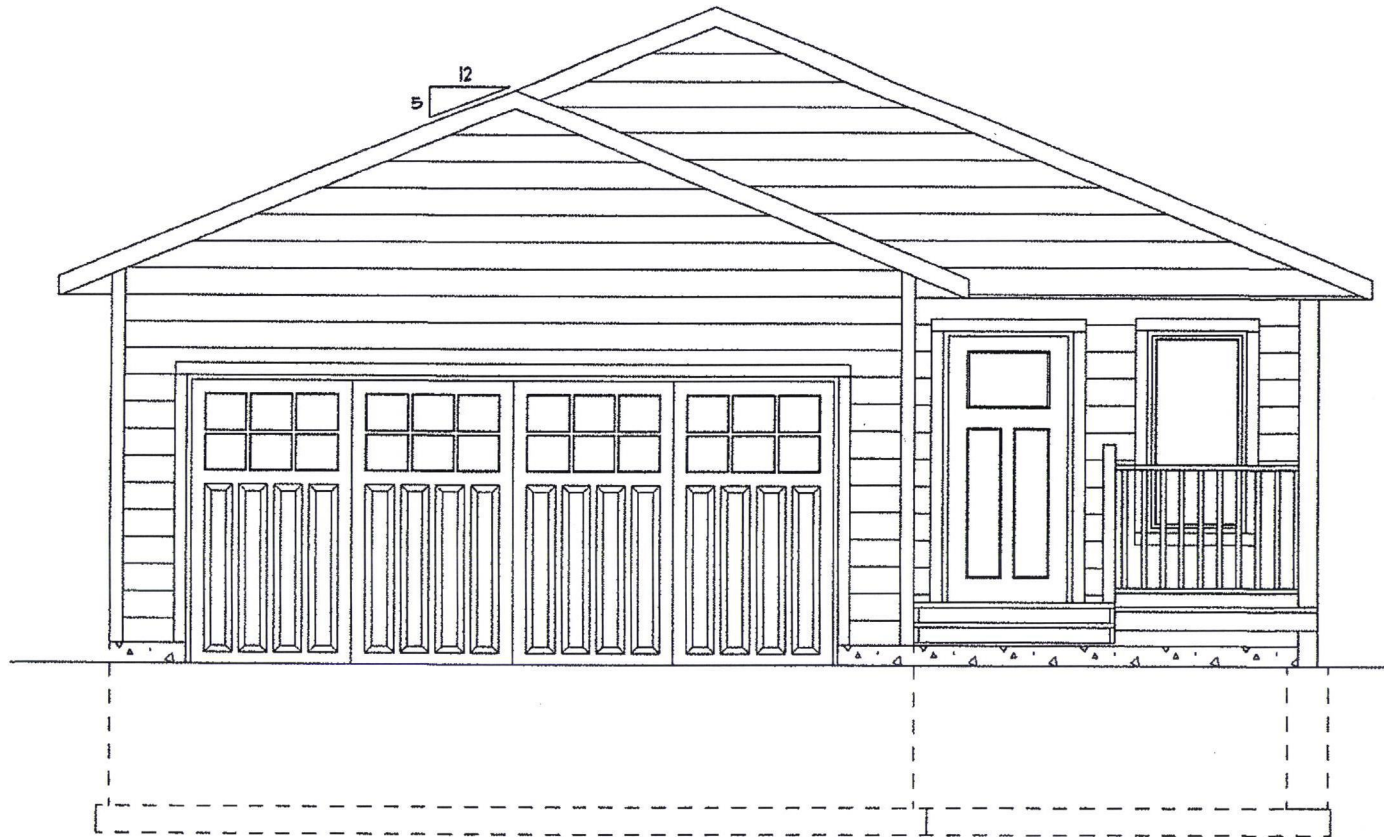
**TYPICAL RESIDENTIAL LOT EXHIBIT  
JOHNSON RANCH  
RAPID CITY, SOUTH DAKOTA  
MARCH 7, 2018**



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# FRONT ELEVATION

SCALE: 1/4" = 1'-0"





# REAR ELEVATION

SCALE: 1/4" = 1'-0"





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