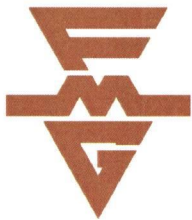


Case No. 18PD034

**Legal Description:**

Lot 1 less right-of-way of Ranger Station Subdivision, located in Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota



**LETTER OF INTENT**  
**FOR**  
**INITIAL PLAN DEVELOPMENT**  
**SOO SAN DRIVE HOUSING PROJECT**  
**FOR**  
**BLACK HILLS WORKS FOUNDATION**

**LOCATED ON LOT 1 LESS ROW, RANGER STATION SUBDIVISION, LOCATED IN SECTION 4, T1N, R7E, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA.**

The Black Hills Works Foundation intends to utilize its existing property to construct multiple single-story residential dwelling units to provide housing for people with disabilities. These units would house no more than 5 unrelated people living in a home at any one time and would serve as a primary residence for those who are housed. The number of units proposed at this time is 10. This is based on the current available floorplans for low cost homes through the Governor’s House Program. The maximum number of additional units requested would be 15 to account for any potential future floorplan changes that may occur.

**Phasing**

The project will be constructed in multiple phases. Each individual unit added would constitute a phase. Each phase would include additional pavement, extension of utilities, and temporary gravel turnaround space at the end of the shared driveway. A permanent, paved turnaround would be provided in the final phase.

**Screening**

When an office commercial district is adjacent to the rear yard of a residential district, a screening fence is required along the adjacent property lines. The north property line would require screening. However, the existing vegetation on the north side of property acts as a current screening fence and would be maintained as such. The agent of this application is requesting that no new screening fence be required on the north property line. The east property line was considered the frontage of the subject property.

**Landscape**

No changes to the landscape regulations.

**Parking**

The proposed off-street parking shown on the site plan is a general parking plan for the proposed dwelling units. These proposed parking spaces are subject to changes during final design. However, the property will meet off-street parking regulations established in the City’s Ordinances (chapter 17:50.270). The existing parking count, including the proposed dwelling units, currently meets and exceeds the City’s parking requirements. Therefore, no changes to the off-street parking requirement is being requested.

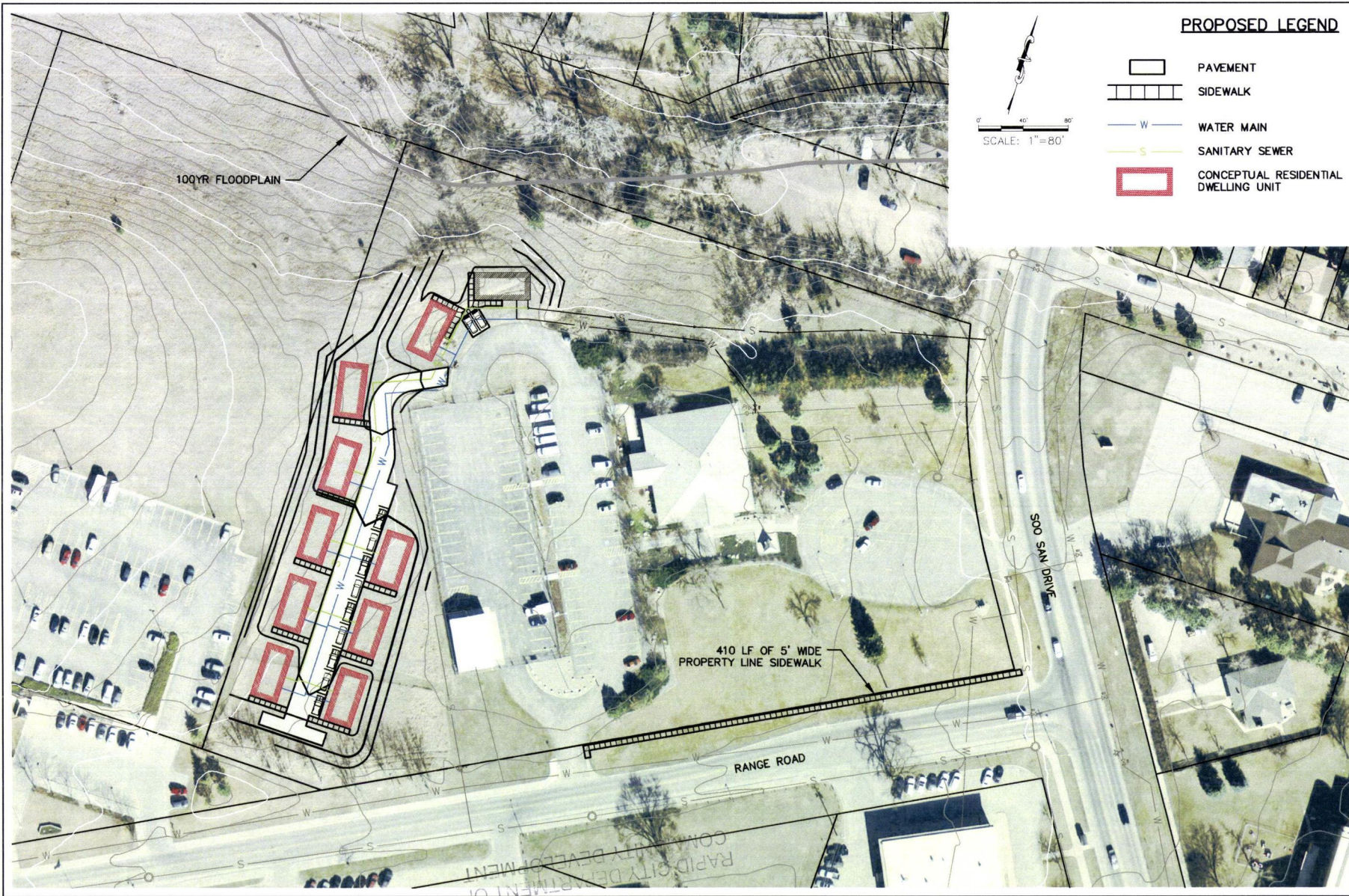
(End Letter of Intent)

**RECEIVED**

**OCT 26 2018**

**RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT**





**PROPOSED LEGEND**

PAVEMENT

SIDEWALK

WATER MAIN

SANITARY SEWER

CONCEPTUAL RESIDENTIAL DWELLING UNIT

**FMG ENGINEERING**  
3700 Sturgis Road, Rapid City, SD 57702-0317  
fmgenr@fmgeng.com  
(605) 342-1125

File Number:	17066-00
Location:	803 SOO SAN DRIVE RAPID CITY, SD
Surveyed By:	RAPID GIS
Date:	
Designed By:	JAP
Drawn By:	KM
Checked By:	JAP

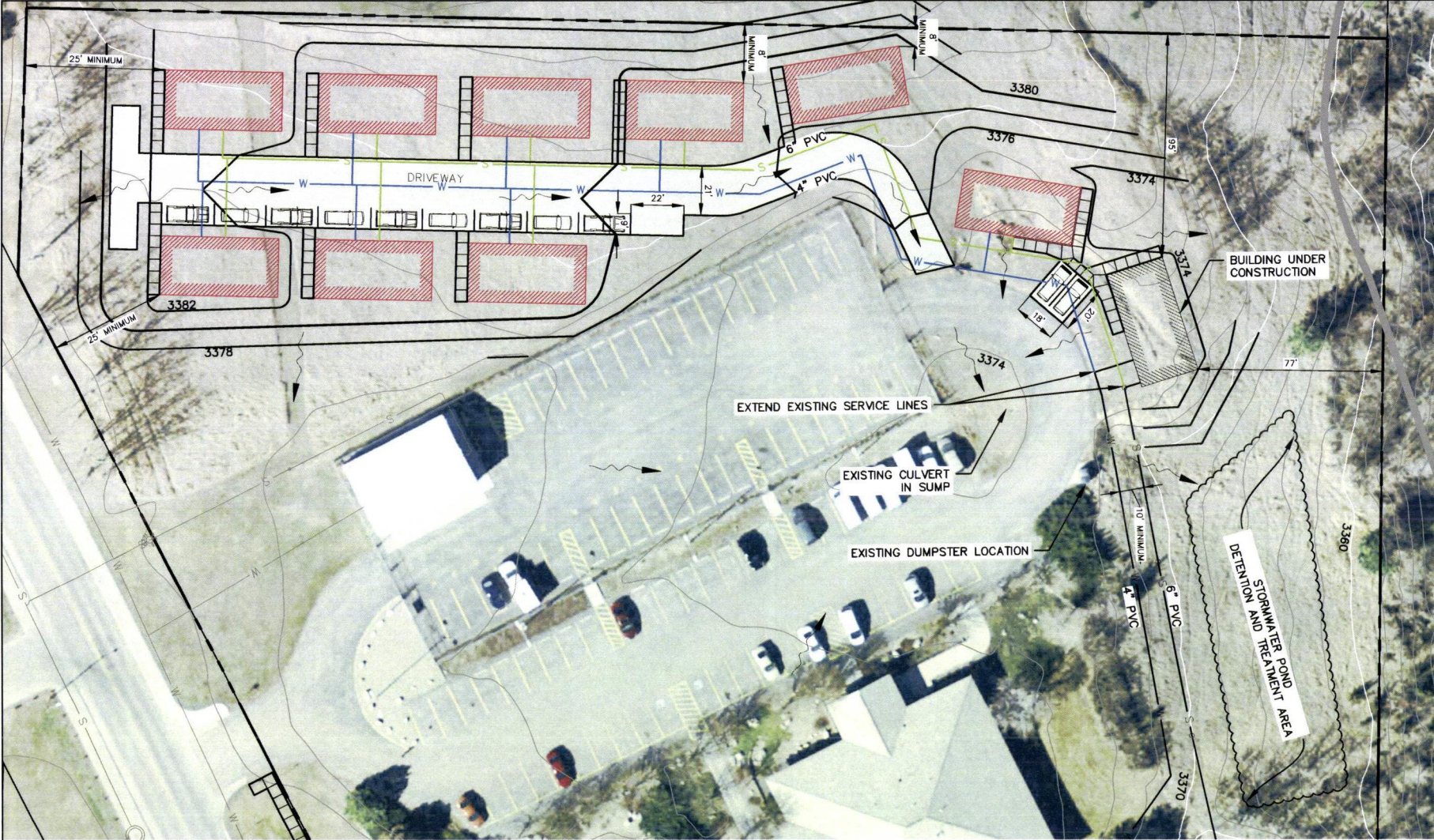
**SOO SAN DRIVE HOUSING  
PROJECT FOR BLACK HILLS  
WORKS FOUNDATION**  
RAPID CITY, SD

OCTOBER 2018


Revision / Date
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Sheet Number: <b>2</b>
Total Sheets: <b>3</b>


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OCT 26 2018  
RAPID CITY DEPARTMENT OF COMMUNITY DEVELOPMENT








PROPOSED LEGEND


 PAVEMENT


 SIDEWALK


 WATER MAIN

 SANITARY SEWER

 CONCEPTUAL RESIDENTIAL DWELLING UNIT

 VEHICLE PARKING


 DRAINAGE DIRECTION ARROW

 SCALE: 1" = 40'

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OCT 26 2018

RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT



**FMG ENGINEERING**  
3700 Sturgis Road, Rapid City, SD 57702-2317  
www.fmg-engineering.com  
(605) 342-4123

File Number:	170564-02
Location:	803 SOO SAN DRIVE RAPID CITY, SD
Surveyed By:	RAPID GIS Date:
Designed By:	JAP
Drawn By:	KSU
Checked By:	JAP

**SOO SAN DRIVE HOUSING  
PROJECT FOR BLACK HILLS  
WORKS FOUNDATION**  
RAPID CITY, SD

OCTOBER 2018

Revision / Date
Sheet Name SITE PLAN
Sheet Number <b>3</b>
Total Sheets <b>3</b>