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)