Legal Description:

Lot F of Johnson Ranch Subdivision, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Northwest Corner of Tract B, common to Lot F, of Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; the point of beginning; Thence first course: N81°47'53"W, a distance of 391.73 feet; Thence second course: N51°16'05"W, a distance of 125.03 feet; Thence third course: S74°33'02"E, a distance of 503.45 feet; to the point of beginning and Tract B of Johnson Ranch Subdivision, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the Northwest Corner of Tract B, common to Lot F, of Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; the point of beginning; Thence first course: S74°33'02"E, a distance of 503.45 feet; Thence second course: S07°28'58"W, a distance of 30.24 feet; Thence third course: N74°30'06"W, a distance of 142.99 feet; Thence fourth course: N89°53'57"W, a distance of 96.82 feet; Thence fifth course: S00°14'11"W, a distance of 51.28 feet; Thence sixth course: N89°53'57"W, a distance of 245.00 feet; Thence seventh course: N00°14'11"E, a distance of 90.57 feet; Thence eight course: on a curve turning to the left with an arc length of 84.63 feet, with a radius of 326.00 feet, with a chord bearing of N07°12'01"W, with a chord length of 84.39 feet; Thence ninth course: N75°51'47"E, a distance of 9.00 feet; to the point of beginning.
January 25, 2019

Mr. Fletcher Lacock
Planner II
300 Sixth Street
Rapid City, SD 57701

RE: Major Amendment Planned Development – Letter of Intent
Johnson Ranch Park, Residential Development – Rapid City, South Dakota

Existing Legal: Tract B of the Johnson Ranch Subdivision
Proposed Legal: Tract B revised and Lot 57 of Block 2, Johnson Ranch Subdivision
All located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Dear Mr. Lacock:

Yasmeen Dream, LLC is developing a property at the corner of South Valley Drive and St Patrick Street (the ‘Johnson Ranch’). The location of the proposed Johnson Ranch development is along 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 lot prices between $29,000 and $35,000 and with home prices between $140,000 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 gardens and walking trails to provide for a healthy lifestyle.

Construction on Phases 2A and 2B is currently ongoing and we expect completion of these phases in the Spring of 2018 to meet the community’s pressing needs for such facilities.

Attached are documents relating to the proposed development including:
1. Application for Major Amendment to the Planned Development (2)
2. Application for Rezone Application (2)
3. Application for Preliminary Subdivision Plan
4. Subdivision layout, typical lot exhibits, and phasing plan
5. Abbott House Floor Plan (preliminary)
6. Site and Park Plan

The following pertains to the proposed Lots 57 of Block 2 and the Revised Tract B, Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota.

Proposed Use and Zoning:

See attached site plan. The proposed site will include the construction of the Abbott House, a group home with six bedrooms, and the local subdivision park.

Additional information regarding the services provided by the abbott house including their mission can be found at the following website:

http://www.abbotthouse.org/

The site plan also includes the proposed park area. Per discussions with Rapid City Staff we will finalize design of the park with the Rapid City Parks Department.

Currently the property is zoned both Multi-family Residential and General Commercial. Attached with the application is a rezone request to rezone the general commercial to Multi-family residential.

Setbacks:

See attached site plan. No reductions or variances are being requested with this plan.

Sanitary Sewer, Water, and Storm Water:

Adequate water pressure for normal operations and fire flows are provided to the site which is served by the City of Rapid City. Adequate sanitary sewer facilities have also been provided to the site. Offsite storm water quantity and quality improvements were also constructed to serve the entire development, including this site, with adequate conveyance capacity provided to and from the site. Design Reports can be submitted at the Rapid City Staff's Request for the previous phases of development.

Lot Coverage:
See attached site plan. No reductions or variances are being requested with this plan.

**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.

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.

**Lot width:**

The lot width of Lot 57 of Block two is 85 feet. We are requesting a reduced lot width to create a larger park area. In addition, the proposed park will create additional open space adjacent to the proposed Abbott House.

**We are requesting a lot width reduction from 100' to 85'**.

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