

Case No. 19PD009

Legal Description:

A portion of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, T2N, R7E, B.H.M., Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northwest corner of Lot 12 of Block 4 of Auburn Hills Subdivision, also common with the west Section line of Section 13, Township 2 North, Range 7 East of the Black Hills Meridian, and the Point of Beginning of property as surveyed; thence N 00°10'27" E along the west line of Section 13 a distance of 405.96 feet to the west sixteenth corner or the northwest quarter of Section 13 as surveyed, thence N 89°52'25" E along the sixteenth line of said quarter of Section 13 a distance of 722.81 feet to the northwest corner of Lot 21 of Block 4 of Auburn Hills Subdivision, thence S 13°48'19"E a distance of 390.37 feet along the west line to the southwest corner of said Lot 21 of Block 4 of Auburn Hills Subdivision adjacent to the Coal Bank Court right of way, thence S 57°49'43" W a distance of 1.50 feet to the northeast corner of the previously dedicated right of way of Coal Bank Court, thence S 57°49'43" W a distance of 49.00 feet along the north line of said right of way to the northeast corner of Lot 4 of Block 4 of Auburn Hills Subdivision, thence S 89°52'29" W a distance of 774.37 feet along the north line of Lot 4 through Lot 12 of Block 4 to the northwest corner of Lot 12 of Block 4 of Auburn Hills Subdivision and the Point of Beginning

March 27, 2019

Community Planning & Development Services
City of Rapid City
300 6th Street
Rapid City, SD 57701

**RE: Letter of Intent
Auburn Hills Subdivision – Revocation of PD
Rapid City, SD 57701**

To Whom It May Concern:

Please accept this letter of intent by Doeck, LLC for the development at Auburn Hills Subdivision. We are proposing to remove a portion of the Planned Development designation from the Auburn Hills Subdivision. The requested area is currently going through the planning/platting process of the City of Rapid City, and as part of the process the use of property will be changing from medium-density residential district to low-density residential district. Because of this change in land use, it was felt that the original Planned Development designation is no longer needed.

The original Planned Development (File #05PD018) on the property was filed concurrently with a rezone (File #05RZ009) application. Because the Planned Development and rezone were filed together, the Planned Development designation cannot be removed administratively and must go before the City of Rapid City. As previously stated, we are proposing to rezone the proposed area to a lower intensity of use (MDR to LDR), and as such are requesting to have the current Planned Development designation removed.

I appreciate your time reviewing this proposed project and look forward to any comments you have.

Sincerely,

Joe Muth
Doeck, LLC