Case No. 17PL004

Existing Legal Description:

The N1/2 of the NW1/4 excepting therefrom Lots H5 of the NE1/4 of the NW1/4; the N1/2 of the SE1/4 of the NW1/4 excepting therefrom Lot H1; Lot AB of the NW1/4 as shown by the plat recorded in Book 12 of the Highway Plats on Page 17, located in Section 9, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

Proposed Legal Description:

Proposed Lots A and B of Johnson Ranch Subdivision
January 13, 2017

RE: Johnson Ranch Subdivision Plan Application

Dear Ms. Fisher,

Black Hills Capital, 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 a great location for a mixed use subdivision. The goals of the subdivision are:

1. Provide for a mixture of diversified affordable, good quality housing which include multifamily and single family dwelling units.
2. Provide affordable single housing that meets the needs of the community, with low prices between $29,000 and $35,000 and with home prices between $140,000 and $190,000
3. Affordable multifamily 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.

We anticipate construction on the project to be started in spring of 2017 to meet the community's pressing needs for such facilities.

Attached are documents relating to the proposed development including:

1. Application for preliminary subdivision.
2. Subdivision layout, and phasing plan to complement previously submitted PUD concept plan.
3. Annexation petition.

We look forward to working with you and City staff on this great community project. Thank you for your help and please contact us if you need any additional information.

Best Regards,

[Signature]

Black Hills Capital, LLC
Hani Shafai

CC: File, CCM
PHASING PLAN
JOHNSON RANCH SUBDIVISION
Rapid City, South Dakota
JANUARY 23, 2017

SINGLE FAMILY HOUSING
LOT A 2.14 ACRES±
LOT C 2.02 ACRES±
LOT B 8.06 ACRES±
LOT D 2.14 ACRES±
LOT E 9.71 ACRES±

COMMERCIAL
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
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LOT 27
LOT 28
LOT 29
LOT 30
LOT 31

MULTI-FAMILY
LOT 5 8.06 ACRES±

WETLAND AND DRAINAGE
TRACT A
TRACT B

FUTURE MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

PHASING PLAN
PHASING AND MASTER PLAN ARE SUBJECT TO CHANGE

PRELIMINARY FOR REVIEW ONLY
17PL004
SE quadrant of E St. Patrick Street and South Valley Drive intersection

Rapid City/Pennington County Zoning

- Subject Property
- Planned Development
- Rapid City Limits
- Planned Development Designation
- General Agriculture
- Low Density Residential-1
- General Commercial
- Medium Density Residential
- No Code
- Public
- Suburban Residential, PC

Legend:
Future Land Use Categories

- Subject Property
- Low Density Neighborhood
- Urban Neighborhood
- Rapid City Limits
- Mixed Use Commercial
- Entrance Corridor
- Public/Quasi-Public
- Revitalization Corridor
17PL004
SE quadrant of E St. Patrick Street and South Valley Drive intersection

Major Street Plan

- Subject Property
- Collector
- Principal arterial
- Proposed minor arterial
- Rapid City Limits
- Minor arterial
- Proposed collector