Case No. 17PD007

Legal Description:

A portion of the N1/2 of the NW1/4 and a portion of the N1/2 of the SE1/4 of the NW1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows; Commencing at the Section Corner common to Sections 4, 5, 8 and 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; thence S00°14'11"W, a distance of 985.44, to the point of beginning; Thence first course: S89°53'57"E, a distance of 680.90 feet; Thence second course: S00°12'54"W, a distance of 266.00 feet; Thence third course: N89°53'57"W, a distance of 681.00 feet; Thence fourth course: N00°14'11"E, a distance of 266.00 feet to the point of beginning
Ms. Vicki Fisher  
Planning Manager  
City of Rapid City  
300 6th Street  
Rapid City, SD 57701  

RE: Johnson Ranch - Letter of Intent  

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 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 multifamily 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 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 plan application for Phase 1B  
2. Subdivision layout, typical lot exhibit, and phasing plan  
3. Conceptual elevation view  
4. Metes and Bounds description  

The following pertains to the proposed Lots 1-14 of Block 1 and Lots 1-14 of Block 2, Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, South Dakota.
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.

Each residential home will have a fire suppressing sprinkler system installed. Fire suppressing sprinkler systems are a key component of the development. They will provide above standard, safe living conditions for the residents, affording a level of safety not usually associated with residential developments in this community.

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.

Exceptions requested with this application include:

- Minimum frontage reduced from 50’ to 46’.
- Lot size reduced from 6,500sf to 4,922sf.
- Lot coverage increased from 30% to 37%.
- Minimum side yard to be reduced from 8’ to 4’. No home will be located closer than 8’ to each other.

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,

Hani Shafai

Black Hills Capital, LLC
Hani Shafai

CC: File,
CCM
PRELIMINARY
FOR REVIEW ONLY

TYPICAL BUILDING
FOOTPRINT
MAIN FLOOR = 1,284± SQ. FT
GARAGE = 504± SQ. FT

TYPICAL LOT SIZE
46' X 107'
AREA = 4,922± SQ. FT

SETBACKS
FRONT = 20'
BACK = 25'
SIDE = 3' TO 5' (VARIES)
NO STRUCTURES WILL BE CLOSER
THAN 8' IN ANY PLACE

LOT COVERAGE
36.4%

RECEIVED
FEB 10 2017
RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

RESIDENTIAL LOT EXHIBIT
JOHNSON RANCH
RAPID CITY, SOUTH DAKOTA
JANUARY 27, 2017

SCALE: 1'-20'