Case No. 17PD045

Legal Description:

Lots 1 thru 14 of Block 1, Lots 1 thru 14 of Block 2 of Johnson Ranch Subdivision, located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
September 20, 2017

Ms. Vicki Fisher
Assistant Planning Director
300 Sixth Street
Rapid City, SD 57701

RE: Final Planned Development – Letter of Intent
Johnson Ranch Phase 1B, Residential Development – Rapid City, South Dakota

Dear Ms. Fisher

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 1A and 1B is currently ongoing and we expect the first of homes to be under construction soon to meet the community’s pressing needs for such facilities.

Attached are documents relating to the proposed development including:

1. Application for Final Planned Development for Phase 1B
2. Subdivision layout, typical lot exhibits, and phasing plan
3. Residential Floor Plans and Elevation view
4. Final Plat (recorded)
5. Construction Plans
6. Design Reports
7. Traffic Study
8. Geotechnical Reports

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, Pennington County, South Dakota.

Proposed Use and Zoning:

See attached site plan, typical residential lot exhibits and proposed floorplan. The proposed site will include the construction of 28 single family residences.

Currently the property is zoned Low Density Residential I (LDR-1) with a Planned Development Designation. An initial planned development #17PD007 was approved at the March 9, 2017 Rapid City Planning Commission meeting. Four exceptions were granted through #17PD007, they are:

1. Reduce the sideyard setback from 8’ to 4’.
2. Increase lot coverage from 30% to 37%.
3. Reduce minimum lot size from 6,500 sq. ft. to 4,922 sq. ft.
4. Reduce minimum lot width from 50’ to 46’.

The four exceptions were granted on condition that if the side yards were to be decreased and that lot coverage would increase that the residential structures would need to be fire sprinkled protected and that a community park be created in a future phase to mitigate the effects of the increased density.

However, by working closely with many building professionals a floorplan was developed that could meet all the goals defined above for safe and affordable housing without the need for all the exceptions obtained in the initial PD. In fact, the proposed structures will meet the zoning requirements for setbacks and lot coverage on the lots as platted, eliminating the need to utilize many of the exceptions previously granted. Further, by maintaining safe building separations through the use of the established setbacks and lot coverage requirements to provide livable, outdoor space for each residence the need for fire sprinkle protection and shared community park are eliminated with this phase.

Setbacks:

See attached site plan. No reductions or variances are being requested with this plan. A minimum 8’ side yard setback will be maintained on all lots, per LDR-1 zoning code. By maintaining the minimum side yard setbacks it will ensure that each residential structure will have a safe separation comparable to similarly zoned residential areas in Rapid City.

Lot Coverage:

See attached site plan. No reductions or variances are being requested with this plan. Lot coverage will be lower than the 30% maximum as defined in the LDR 1 zoning and will range from 14% to 29% for the proposed lots. By remaining under the maximum lot coverage, it will ensure that each residence will have as much open space
for a yard as other similarly zoned residential areas, relative to the size of the home.

Lot Area:

See attached site plan. Lots 1 of Block 1 and Lot 1 of Block 2 are larger than the minimum required 6,500 sq. ft and no exception is being requested for each lot. Lots 2-14 of Block 1 and Lots 2-14 of Block 2 vary in size from 4,922 sq. ft to 5,676 sq. ft. It is requested through this planned development to reduce the minimum lot area from 6,500 sq. ft to 4,922 sq. ft.

The reduction in lot size will allow for more affordable lots, fulfilling a major need in the community for safe, affordable work force housing. The reduction in lot size allows for each lot to become more affordable and as demonstrated the proposed residences will meet all the setback and lot coverage requirements as currently stated for LDR-1 zoning. Maintaining a similar, high level of living standard comparable to any other residential neighborhood in Rapid City. It also creates affordability without the use of subsidies, such as grant monies, or the use of Tax Increment Financing.

Lot Width:

See attached site plan. Lots 1 of Block 1 and Lot 1 of Block 2 are larger than the minimum required 50 feet of lot width and no exception is being requested for each lot. Lots 2-14 of Block 1 and Lots 2-14 of Block 2 are 46’ wide. It is requested through this planned development to reduce the minimum lot width from 50 feet to 46 feet, or approx. 8%.

Very similar to the reduction in lot area the reduction in lot width will allow for more affordable lots, fulfilling a major need in the community for safe, affordable work force housing. The reduced lot width requires less infrastructure be provided for each lot – directly lowering the cost of development and increasing the affordability of each lot. Once again, the proposed residences will meet all the setback and lot coverage requirements as currently stated for LDR-1 zoning. Maintaining a similar, high level of living standard comparable to any other residential neighborhood in Rapid City. It also creates affordability without the use of subsidies, such as grant monies, or the use of Tax Increment Financing.

Sanitary Sewer, Water, and Storm Water:

See attached Design Reports prepared for the site and subdivision. Adequate water pressure for normal operations and fire flows are provided to the site which is served by the Rapid Valley Sanitary District. Adequate sanitary sewer facilities have also been provided to the site. Offsite storm water quantity and quality improvements are being constructed to serve the entire development, including this site, with adequate conveyance capacity provided to and from the site.

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.
Open Space and Subdivision Amenities:

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.

See attached Master Plan for the location and phasing of the proposed Subdivision Amenities.

Summary of Exceptions:

Lot 1 of Block 1 and Lot 1 of Block 2 – No exceptions requested.
Lots 2-14 of Block 1 and Lots 2-14 of Block 2 – Reduced minimum lot area to 4,922 sq. ft and reduce minimum lot width to 46’.

The intent of the developer is to provide safe, affordable, high quality workforce housing.
We hope that this information is satisfactory to address any questions or comments and provide guidance for the approval of the 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

cc: Dale Tech, City of Rapid City
    Ted Johnson, City of Rapid City
    Fletcher Lacock, City of Rapid City
    Hani Shafai, Dream Design International, Inc.
PRELIMINARY FOR REVIEW ONLY

TYPICAL BUILDING FOOTPRINT
MAIN FLOOR = 1,436± SQ. FT

TYPICAL LOT SIZE
FROM PLAT
AREA = 8,929.8± SQ. FT

SETBACKS
FRONT = 20' & 25'
BACK = 25'
SIDE = 8'
NO STRUCTURES WILL BE CLOSER THAN 16' IN ANY PLACE

LOT COVERAGE
16.08%

RECEIVED
AUG 25 2017
RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

RESIDENTIAL LOT EXHIBIT
LOT 1 OF BLOCK 1
JOHNSON RANCH
RAPID CITY, SOUTH DAKOTA
AUGUST 25, 2017
PROPERTY LINE

TYPICAL BUILDING FOOTPRINT
MAIN FLOOR = 1,436± SQ. FT

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

SETBACKS
FRONT = 20'
BACK = 25'
SIDE = 8'
NO STRUCTURES WILL BE CLOSER THAN 16' IN ANY PLACE

LOT COVERAGE
29.2%

RECEIVED
AUG 25 2017
RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

RESIDENTIAL LOT EXHIBIT
LOTS 2-14 OF BLOCK 1
JOHNSON RANCH
RAPID CITY, SOUTH DAKOTA
AUGUST 25, 2017

SCALE: 1" = 20'
PRELIMINARY
FOR REVIEW ONLY

TYPICAL BUILDING FOOTPRINT
MAIN FLOOR = 1,436± SQ. FT

TYPICAL LOT SIZE
FROM PLAT
AREA = 10,018± SQ. FT

SETBACKS
FRONT = 20' & 25'
BACK = 25'
SIDE = 8'
NO STRUCTURES WILL BE CLOSER THAN 16' IN ANY PLACE

LOT COVERAGE
14.3%

RECEIVED
AUG 25 2017
RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

RESIDENTIAL LOT EXHIBIT
LOT 1 OF BLOCK 2
JOHNSON RANCH
RAPID CITY, SOUTH DAKOTA
AUGUST 25, 2017
PHASING PLAN
JOHNSON RANCH SUBDIVISION
Rapid City, South Dakota
SEPTEMBER 15, 2017

PRELIMINARY
FOR REVIEW ONLY