



# Johnny Sundby Photography

(log cabin office & outbuilding)

&

# Hay Camp Apartments

(fourplex)

proposed by

**Johnny Sundby**

4780 Easy Street

Rapid City, SD 57702

343-5646 or 391-5646

PLANNED DEVELOPMENT

Located on Sheridan Lake Road between blue-roofed Dental buildings and Canyon Lake Drive.

**RECEIVED**

**APR 29 2005**

**Rapid City Growth  
Management Department**

Lot 1 of Lot H Revised  
Sheridan Lake Road & Canyon Lake Drive

Planned Development  
By Johnny Sundby dba Hay Camp Co., LLC  
4780 Easy Street, Rapid City, SD 57702  
343-5646 or 391-5646

I am proposing to build a log home style office for my photography business on the corner of Canyon Lake Drive & Sheridan Lake Road (facing west), where I recently demolished a house that was too dilapidated to repair. The building will be 24' x 48' with a covered front porch. It will be a timber-framed building with steep roof, field stone chimney and covered porch. It will have log siding with white chinking. There will also be an accessory outbuilding that is 26' x 45' which will serve as a garage/studio. The city water main cuts through the property in such a way as to prohibit an attached garage.

To the north of these two buildings, I am proposing the construction of an attractive four-plex with one main front door entrance and interior stairwell. The entire lot is currently zoned MDR. The four-plex will have two units upstairs, and two units downstairs with brick accents and concrete siding.

The appropriate parking requirements have been met in the site plan, as well as landscaping points, drainage, and other issues previously brought to my attention by the city.

I am proposing to move the street entrance to both buildings from Canyon Lake Drive to Sheridan Lake Road 230 feet away from the intersection, which should improve the current congestion at the stop light, especially along Canyon Lake Drive.

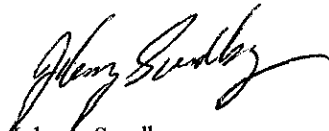
I will need to apply for a conditional use permit to use part of the land as an office.

The office building will look very residential with minimal signage, and the log siding and steep roof will be attractive. I also plan to do more than the recommended landscaping with large boulders, aspen trees, pine trees, and other native bushes and plants. The nature of my business is such that I have very little traffic coming and going, and the majority of my work is conducted alone in my office, or at outside locations and via mail or e-mail. Besides having more green space, the traffic and noise will be significantly less than if I proceed with a larger apartment building as the current zoning already allows.

This project would conform with the uses of all the buildings along the east side of Sheridan Lake Road between West Main and Canyon Lake Drive – either offices or apartments.

I have visited with approximately 12 of my 17 or so closest neighbors, and none have expressed opposition to this plan.

Respectfully submitted,



Johnny Sundby  
Johnny Sundby Photography

\*possible 6' cedar fence on east property line



Vicinity Map of Lot 1 of Lot H Revised  
Johnny Sundby Ofc. & Hay Camp Apartments

House, Garage, and Outbuildings are gone now.  
(House had carpenter ants, mold, and hadn't been updated ever)  
Property is adjacent to Dr. Donhiser's Office Commercial complex.