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Marcia Elkins
City of Rapid City, Planning Director
300 Sixth Street
Rapid City, SD 57701

Marcia:

Dakota Ridge: Major Amendment to PRD

Project Description:

Dakota Ridge was developed and constructed in the early 1980's by the Rapid City Defense Housing Corporation and annually leased to the US Air Force in an effort to provide quality housing and living environments for Air Force personnel. The project includes 200 single family detached units, a community center and open space common areas all served by public roadways.

The lease arrangement expires in October, 2010. In the interim, the US Air Force has allowed Rapid City Defense Housing to offer units for sale on a unit by unit basis during the final months of the lease in 2009 and 2010. In the process of transitioning from a rental property to owner occupied homes a survey was authorized to prepare plot plans for each of the 200 home sites. In the process of conducting this survey a number of discrepancies were identified pertaining to the original PDR and Plats and actual built conditions. This application for a Major Amendment to the PRD and the updated Plat seeks to reconcile actual field conditions with the legal plat and PRD documentation for lots within Blocks 1,2 4 and 5 of the subdivision. The City of Rapid City has previously approved similar changes to Block 3 within the subdivision which had conditions typical of the entire project.

This phase also includes the Community Center complex. The uses intended for this facility are outdoor recreation, Business Office use Day Care facility, Community Room and other activities normally associated with a community center of this type. The Homeowner's Association will own the community center facility.

Sincerely,

Patrick H. Wyss, FASLA
President