

BIG SKY HOMEOWNER'S ASSOCIATION  
PO BOX 3691  
RAPID CITY SD 57709  
bigskyhomeowners@yahoo.com

RECEIVED

OCT 12 2006

Rapid City Growth  
Management Department

October 9, 2006

Rapid City Common Council:

This letter is in regards to a proposed Major Amendment to a Planned Residential Development (No. 06PD065). In speaking with homeowners in the immediate area, the setback exceptions that are proposed would create an area that is not conducive to the quality of life that was expected when the property was purchased. The increased traffic that this proposed development will over burden the poorly constructed streets. The city of Rapid City performed a street analysis study in early 2006. The results of the study, determined that the streets in the Big Sky Development were constructed sub-standard. There is commercial development expected along Bernice and Timmons Boulevard, the only access road leading into the development. There was no initial opposition to this amendment due to the fact we were told they were town homes. After reviewing the drawings, we don't believe that this type of structure should be considered a town home. It is simply a scaled back apartment building. The town homes that have been previously constructed in the development have an actual residential appearance. The proposed structure has an apartment look. If this amendment goes through, it will have an adverse effect on an infrastructure that is bursting at the seams already. There currently is a delayed response for Fire and EMS. The city has neglected this area in providing recreation, public safety and proper infrastructure to support the growth. The roadway width and design does not currently support the traffic volumes.

We don't believe that the proposed development is smart growth, which the City of Rapid City, continually states it strives to accomplish. With in two blocks, construction is continuing on a large group of apartments along with the established Homestead Garden Apartments. Homestead Gardens has been a good neighbor and it should be noted that Homeowner's Association did not oppose the construction. The proposed development is not a good fit, especially considering all of the exceptions that are proposed in regards to the setbacks. The lots are suitable for single family residential dwellings and we would like to encourage the common council to deny the request for the major amendment.

If you have any questions, feel free to contact us. We thank you in advance for your attention to this matter.

Big Sky Homeowners Association

The Big Sky Homeowners Assoc is Requesting AN  
APPEAL of Planning Commission Decision on APPLICATION  
~~06PD065~~ (06PD) 065