

10CA021, 10RZ043, 10PD057, 10PD058

Item # 26 + # 27

TO: THE CITY OF RAPID CITY
GROWTH MANAGEMENT DEPARTMENT
PLANNING COMMISSION

FAX: 605-394-6636

FROM: The Residents of Fairway Hills, PRD

DATE: September 22, 2010

RE: Petition

Pages: 11 including cover page

A handwritten signature in black ink, appearing to read "L. Kelly Hines", is written over the "Pages" line. The signature is enclosed in a large, loopy oval shape.

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To: The City of Rapid City
Growth Management Department
300 Sixth Street
Rapid City, SD 57701-5035

From: The Undersigned Residents of Fairway Hills, Planned Residential Development

Re: Comprehensive Plan Amendment & Rezoning of 3800 Fairway Hills Drive

WE, the undersigned object to the rezoning of the above referenced property, based on the following:

- Once property has been placed in a Planned Residential Development, it should not be permitted to be carved out. Especially given the size of the Planned Residential Development which surrounds the 4.75 proposed General Commercial Development on three sides.
- General Commercial use would be inconsistent, incompatible and invasive, considering the character of this Planned Residential Development of Medium Density Residential zoning, which surrounds this proposed development on three sides. This would be considered a blatant abuse of "pocket" or "spot" zoning. A rezoning from a Planned Residential Development to a Planned Commercial Development is as an extreme change of zoning as could occur.
- It is very unlikely that a General Commercial Development with a two-story retail/office structure could be adequately buffered from the adjacent single family homes. Especially given the fact that ingress and egress will occur on single family residential streets
- Parking lot, building, and signage lighting will generate vast amounts of luminous pollution. A typical non-urban commercial development utilizes 25,000 lumens per acre for parking lot lighting alone. The proposed General Commercial development would need 118,750 to light the parking lot. Lumen is a unit of measurement that is used to express how much illumination a source of light provides. A lumen is about the equivalent of the amount of light put out by a single birthday candle if you are one foot away from the candle. A lamp that puts out 1 lumen of light is as bright as one birthday candle a foot away. Lamps that puts out 100 lumens are as bright as 100 birthday candles a foot away from you.
- The various uses of the proposed development would result in traffic starting as early as 7:00 AM and continuing until as late as Midnight. Restaurant deliveries, garbage collection and office employees can start as early as 7:00 AM. Many restaurants are open as late as Midnight and employees are cleaning long after closing.

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- The proposed development has parking for 280 automobiles, which are utilizing a Planned Residential Development for ingress and egress. This would not be unlike having a development, the magnitude of The Plaza and Office Depot on Omaha Street and its traffic in a residential neighborhood.
- The Planned Residential Development was designed and constructed without the usual sidewalks. As a result, people can be found walking up and down Fairway Hills Drive at all hours of the day.
- Proposed rezoning and development will not be consistent with the zoning objectives of a Planned Residential Development.
- The proposed use will alter the character of the Planned Residential Development in a manner which will substantially limit, impair and prevent the use of surrounding properties for the permitted uses listed in the underlying zoning.
- The rezoning and General Commercial development will impede on the quiet enjoyment associated with this Planned Residential Development.
- If General Commercial uses are not permitted in a Planned Residential Development, ingress and egress should not either.
- Access points to the General Commercial development will encroach into the Planned Residential Development by as much as 700' of right of way. To traverse 270° of a parcel from an arterial road in order to gain access is unheard of. This is the approximate frontage of First Interstate Bank on both Omaha Street and West Blvd. Upon acquiring Omaha Street frontage, First Western Bank was unable to obtain their desired access. As a result they purchased the rental yard to their south in order to have a development which met their criteria. The proposed Commercial Development could have acquired the funeral home real estate in order to acquire Sheridan Lake access, yet did not.
- The streets are not adequate to support the anticipated traffic, and the development will overload the streets within the Planned Residential Development. Southbound egress to Sheridan Lake Road can now be challenging, with General Commercial development, it will become impossible.
- Proposed uses which are not otherwise permitted by the underlying zoning on the parcel are not accessory uses within the entire development and should not be permitted.
- The intersection of Sheridan Lake Road and Fairway Hills Drive sits at the foot of a dangerous curve, especially at times of in climate weather. This can be witnessed by the damage to the chain link fence bordering Arrowhead Country Club. 38,000 square feet of General Commercial space and parking for 290 automobiles will not improve these current conditions.

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- A Planned Residential Development, providing access to a General Commercial development, will have a negative economic impact on the value of the property abutting the proposed access points.

The purpose of a Planned Residential Development is to encourage development design that preserves the natural features and amenities of a property such as topography and natural geologic features, flora, and significant views. A Planned Residential Development should conform to these general objectives and it should be compatible with the established surrounding land uses, as those surrounding land uses should reciprocate.

Rapid City Code of Ordinances provides the following:

17.50.050 Planned developments—Purpose.

1. Planned residential development (PRD): for totally residential planned developments;
2. Planned unit development (PUD): for those planned developments in which a mixture of commercial and residential uses are proposed;

A. A PRD or PDD may be permitted in GAD, PF, LDR-1, LDR-2, MDR, HDR and MHR zoning districts.

B. A PRD may include:

1. Single-family detached units;
2. Townhouses
3. Two-family dwellings;
4. Recreational facilities;
5. Mobile and manufactured homes;
6. Other uses, such as child care centers and temporary sales offices, which may be permitted in residential zoning districts; and
7. Multiple-family dwellings.

Rapid City has never permitted a General Commercial development, which fronts a major arterial road such as Sheridan Lake Road, to encroach on a residential neighborhood for ingress and egress, as is currently under application. It's unlikely that any community would. Fairway Hills Drive and Byrnwood Drive are not the obvious access points for a General Commercial development fronting Sheridan Lake Road. It appears obvious by the platting of the lots, the original intent was to provide access to the proposed General Commercial development, via Sheridan Lake Road. It's possible that since the original 1976 Comprehensive Plan, the window of opportunity to access Sheridan Lake Road has been lost. If the proposed General Commercial development is unable to procure its sole and separate access, maybe the project is without merit and should remain Medium Density Residential.

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Stony Creek Plaza is currently operating at approximately 50% occupancy, and has been for quite some time. Vacant General Commercial property is available in the areas of Mount Rushmore Road and Catron Blvd; as well as 5th Street and Catron Blvd. Clearly there is not an undersupply of developable property for those uses proposed within the confines of Fairway Hills' Planned Residential Development.

<u>Gerald Ashmore</u>	<u>[Signature]</u>	<u>4235 Fairway Hills Dr #203</u>
Name	Signature	Address
<u>Joseph L. Ashman</u>	<u>[Signature]</u>	<u>4235 Fairway Hills Dr #203</u>
Name	Signature	Address
<u>John Schunnenman</u>	<u>[Signature]</u>	<u>4235 Fairway Hills Dr #206</u>
Name	Signature	Address
<u>Doris Schunnenman</u>	<u>[Signature]</u>	<u>4235 Fairway Hills Dr #206</u>
Name	Signature	Address
<u>Robert J. Kenner</u>	<u>[Signature]</u>	<u>4235 Fairway Hills Dr #301</u>
Name	Signature	Address
<u>Lorelin Reuter</u>	<u>[Signature]</u>	<u>4235 Fairway Hills Dr #305</u>
Name	Signature	Address
<u>ROBERT F. ZELLER</u>	<u>[Signature]</u>	<u>4140 Camel Pt</u>
Name	Signature	Address
<u>E. Ruth Zeller</u>	<u>[Signature]</u>	<u>4140 Camel Pt</u>
Name	Signature	Address
<u>Ester Bitner</u>	<u>[Signature]</u>	<u>4142 Camel Point</u>
Name	Signature	Address
<u>Roberta Zurbrigen</u>	<u>[Signature]</u>	<u>4235 Fairway Hills Dr #302</u>
Name	Signature	Address
<u>William R. Craig</u>	<u>[Signature]</u>	<u>4235 Fairway Hills Drive #208</u>
Name	Signature	Address

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Dorothy R. Hudson Dorothy R. Hudson 4013 Mt. Shadow Place
Name Signature Address

Sharon Hasvold Sharon Hasvold 4013 Mt. Shadow Pl
Name Signature Address

MARI HASVOLD Mari Hasvold 4013 Mtn Shadow Place
Name Signature Address

INGRID REINKE Ingrid Reinke 4024 Mt. Shadow Place
Name Signature Address

John Nooney John Nooney 3912 Ridgemoor Dr.
Name Signature Address

Cecilia M. Eileen Cecilia M. Eileen 3924 Ridgemoor Dr.
Name Signature Address

Charles H. Hugg Charles H. Hugg 3919 Mt. Shadow Pl
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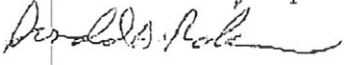
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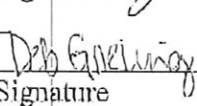
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<u>Don Robinson</u>	<u></u>	<u>2621 Byrwood Dr</u>
Name	Signature	Address

<u>Harmony Robinson</u>	<u></u>	<u>2621 Byrwood Dr</u>
Name	Signature	Address

<u>Deb Eickling</u>	<u></u>	<u>2606 Byrwood Dr.</u>
Name	Signature	Address

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Name	Signature	Address
Deanne Belger Deanne Belger	[Signature] Deanne Belger	5821 Ridgemoor Dr.
Debra K. Gonzalez	Debra K. Gonzalez	3922 Mt. Shadow Place
Dicky Kieksy	Dicky Kieksy	2600 Birchwood Dr.
Georgianna Bell	Georgianna Bell	3806 Ridgemoor Dr.
Leslie Ashmore	Leslie Ashmore	3814 Ridgemoor Drive
Jan Brewer	Jan Brewer	3823 Ridgemoor Dr.
Eldon E. Bell, M.P.	Eldon E. Bell	3806 Ridgemoor Dr.
Doris I. Ashmore	Doris I. Ashmore	3814 Ridgemoor Dr.
BRAD D. DUDLEY	BRAD D. DUDLEY	4025 MTN SHADOW PL.
EMILY E. BELLER	EMILY E. BELLER	3821 RIDGEMOOR DR.
Ann Hengen	Ann Hengen	4008 Mt. Shadow Place
Steven Hengen	Steven Hengen	4008 Mt. Shadow Place
Bryan Gonzalez	Bryan Gonzalez	3922 Mt. Shadow Pl.
Jo Ann C. Ray	Jo Ann C. Ray	4215 Fairway Hills Ln. #302

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<u>LEILA FREIBER</u>	<u>[Signature]</u>	<u>4155 Parkhurst Dr</u>
Name	Signature	Address
<u>Heide Schroeder</u>	<u>[Signature]</u>	<u>4235 Fairway Hills Dr #302</u>
Name	Signature	Address
<u>DAVID Schroeder</u>	<u>[Signature]</u>	<u>4235 FAIRWAY HILLS DR #303</u>
Name	Signature	Address
<u>Black Wirtz</u>	<u>[Signature]</u>	<u>3931 Mt. Shadow Pl. RCSD 57702</u>
Name	Signature	Address
<u>R Jason Viker</u>	<u>[Signature]</u>	<u>3802 Ridgemoor Dr RCSD 57702</u>
Name	Signature	Address
<u>Mindi Viker</u>	<u>[Signature]</u>	<u>3802 Ridgemoor Dr RCSD 57702</u>
Name	Signature	Address
<u>[Signature]</u>	<u>[Signature]</u>	<u>2600 Baywood Rd 57702</u>
Name	Signature	Address
<u>Pandy Hamborg</u>	<u>[Signature]</u>	<u>3919 Mt. Shadow Pl</u>
Name	Signature	Address
<u>Roxanne Kirkeby</u>	<u>[Signature]</u>	<u>3815 Ridgemoor Dr</u>
Name	Signature	Address
<u>Mike Kirkeby</u>	<u>[Signature]</u>	<u>3815 Ridgemoor Dr</u>
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<u>Polly Dudley</u> Name	<u><i>Polly Dudley</i></u> Signature	<u>4005 Mt. Shadow Place</u> Address
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