



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

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September 7, 2004

RECEIVED

SEP - 7 2004

Rapid City Planning Commission
City of Rapid City
300 Sixth Street
Rapid City, South Dakota 57701

**Rapid City Growth
Management Department**

RE: Good Samaritan Retirement Community
No. 04CA031 – Amendment to Comprehensive Plan
No. 04RZ038 – Rezoning from General Agriculture to Medium Density Residential
No. 04PL098 – Layout Plat
No: 04SV044 – Subdivision Variance

Dear Commission Members:

I am writing to you today regarding the above referenced items, which will be heard at the September 9, 2004 Planning Commission meeting. It is our understanding that there have been concerned comments from some of the adjoining landowners regarding the proposed development. In the interest of facilitating the discussions on Thursday morning, I would like to address the issues before you.

Amendment to Comprehensive Plan

The current future land use projection for the parcel in question is LDR. In order to accommodate a 50-60 unit apartment building we require MDR zoning. We have had numerous discussions with Growth Management staff in regard to the proposed change. Based on the specific use that is proposed we, along with the Growth Management staff and Future Land Use Committee, believe that the MDR zoning is appropriate, in conjunction with a Planned Development Designation.

The proposed retirement community consists of a 50-60 unit apartment building and 18 twin-homes (36 units). The total density of the project will not exceed 100 living units.

The total site consists of 23.11 acres or 1,006,671.60 sf. LDR zoning permits one dwelling per 6,500 sf of land area, which equates to a total of 154.87 individual residential units. Our proposed density (100 or less units) is 2/3 of the allowable density under LDR zoning.

Residents having concerns regarding the number and size of structures should bear in mind that front and rear building setback requirements are 25 feet in LDR zoning. With the proposed Planned Development the Good Samaritans have proposed setbacks of 100 feet for the apartment structure. The Planned Development Designation will provide additional development restrictions (setbacks, lighting) and protections (additional or specific landscaping requirements). The proposed apartment building (two-story with a walk-out lower level) is permitted in LDR zoning.

The traffic impact of the proposed retirement community will be a fraction of the traffic that would be generated by traditional residential development. Average traffic counts indicate that single family residences generate approximately 10 vehicle trips per day. The Good Samaritans anticipate that only 50% of their apartment residents will even own a vehicle. Retirement Communities generate less traffic, as the residents don't travel to and from work each day, they don't have children that need to be transported to school and other events, and they don't have children who drive. The Good Samaritans also provide a shuttle service for their residents which will further reduce traffic.

Roads and drives are interior to the development, which will screen traffic noise and lights. Interior parking is provided at the rate of 1 space per unit in the apartment building and two stall garages are provided for each of the twin-home units. There will be minimal on-street parking in the development.

LAYOUT PLAT

The proposed layout plat is a consolidation of four existing lots. Under a LDR zoning, each of the four lots could be developed individually (or further subdivided into up to 154 lots) as any of the permitted uses, including churches, elementary or high schools, child care centers, public parks, playgrounds, utility substations, group homes... Consolidation of the existing four lots will provide for a single cohesive use, which will have less impact on the neighborhood than many of the current options.

REZONING

The proposed rezoning with the Planned Development designation will be an excellent transitional use from the residences of Enchanted Hills to the commercial uses along Highway 16. Overall density and proposed uses are more limited and restricted with the proposed rezone and Planned Development.

VARIANCES

Variations are requested for additional improvements to Enchantment Road. Sidewalk, curb/gutter and street lights would be incongruous with the existing road development. All roads and drives within the proposed community will be paved and will include curb and gutter. Sidewalks and lighting will be provided as specified in the Planned Development.

If the proposed Good Samaritan Retirement Community is viewed in comparison to what potentially could be developed, we believe that the advantages are clear. The Good Samaritans enjoy a good reputation in our community and state. They provide aesthetically pleasing and well maintained facilities that help to meet the needs of our growing senior population. They will be good neighbors for the Enchanted Hills community. This type of development should clearly be a win-win situation for everyone and Rapid City should welcome this type of development.

I sincerely hope that you will concur with staff recommendations and forward these applications to the City Council with your approval.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.



Janelle L. Finck
President

Mr. Conley:

Vicki Fisher of the Rapid City Growth Management Department forwarded your email of August 10, 2004 to me for a response. We are the engineering representatives for the Good Samaritans.

You should have recently received a certified letter containing a project summary and hearing notices. Hopefully, some of your concerns and questions will have been answered with a little more information about the project.

I will try to respond to the concerns listed in your email, but I would also be happy to visit with you about the project or answer any other questions that you might have.

- 1) You expressed a concern about traffic: This type of development will have a minimal impact on traffic. According to the Good Samaritans, less than 50% of their Echo Ridge residents even own a vehicle. Part of the reason that seniors choose to make a move to this type of community is that they are no longer comfortable living, and driving, by themselves. The Good Samaritan community will provide a shuttle service which reduces the amount of daily traffic. These residents don't drive to and from work each day and they aren't running kids back and forth to school, soccer practice, etc. They don't have multiple drivers per household. The traffic generated will be a fraction of the amount that would occur with traditional residential development.
- 2) There is not "sitting" pond proposed. We are required to provide a detention area which will slow and store run-off during a major storm event. The area will be dry unless there has been a major storm and it will empty within a hours following the storm, depending upon the amount of rainfall. This protects downstream properties from receiving too much run-off at one time. There may be a fountain located somewhere on the property, but there will be no standing water.
- 3) We have evaluated the water pressure and tested the hydrants at this location and there is more than adequate pressure for our proposed facilities at this location. Your pressure is kept low due to the pressure reducing station located at the entrance to Enchanted Hills. There is so much water pressure (from the new water tower on Highway 16) that this type of facility is required to your prevent pipes and fittings from bursting. Your pressure concern is not a matter of supply, but how the City is controlling the water supply. They are protecting your mains, service lines and fittings from damage or destruction.

I hope that I have been able to answer some of your questions, but please do not hesitate to call if I can be of further assistance. I also hope that you have a better understanding of the Good Samaritan project.

Janelle L. Finck, President
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8/25/2004