

**PCOSTELLO, PORTER, HILL, HEISTERKAMP,  
BUSHNELL & CARPENTER, LLP**

ATTORNEYS AT LAW

200 SECURITY BUILDING ■ 704 ST. JOSEPH STREET  
MAILING ADDRESS P. O. BOX 290  
RAPID CITY, SD 57709

605-343-2410  
TELECOPIER NO. 605-343-4262  
E-MAIL: [lawfirm@costelloporter.com](mailto:lawfirm@costelloporter.com)

HEATHER LAMMERS BOGARD  
MELVIN D. WEDMORE  
JESS M. PEKARSKI  
PHILLIP R. STILES

RETIRED  
J.M. COSTELLO

WILLIAM G. PORTER  
1926 - 2004

Judy Bieri, Paralegal  
Direct Line: (605) 718-8156  
Email: [jb@costelloporter.com](mailto:jb@costelloporter.com)

DENNIS H. HILL  
KENNETH L. HEISTERKAMP  
GENE R. BUSHNELL  
EDWARD C. CARPENTER  
THOMAS H. BARNES  
DONALD A. PORTER  
GREGORY G. STROMMEN  
PATRICIA A. MEYERS  
JOSEPH R. LUX

Ed Carpenter  
Direct Line: (605) 718-8116  
Email: [ecarpenter@costelloporter.com](mailto:ecarpenter@costelloporter.com)

**HAND DELIVERED**

January 25, 2005

Growth Management Department  
ATTN: Vicki L. Fisher/Curt Huus  
300 6<sup>th</sup> Street  
Rapid City, SD 57701

Re: **No. 04PD080 - Major Amendment to  
Fairway Hills Planned Residential  
Development Plan**  
Our File No. 52034

Dear Vicki and Curt:

The undersigned has been asked to look into this matter on behalf of Nancy Christensen, who resides at 4241 Foothill Dr. Mrs. Christensen will be absent at the time of the Planning Commission meeting on January 27, but has submitted a separate letter. As her letter reflects, she is very concerned about the changes that have been made in the Fairway Hills PRD, many of which, in her opinion and the opinion of other residents, constitute a substantial departure from the representations made in connection with the original PRD approval. The negative effect of some of the changes on Mrs. Christensen's property are reflected in the photographs she provided which show townhouses basically abutted to her property.

In connection with the staff and Planning Commission's consideration of the Request for Major Amendment, we are asking that the following items be reviewed. First, has the PRD Development Plan expired within the meaning of RCMC 17.50.060, thus rendering it null and void and requiring a complete submittal in accordance with the Development Code? Second, our review of RCMC 17.50.080 reflects that while townhouses (which we understand were originally designated) are a permitted use in a PRD, multi-family dwellings (such as the

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**JAN 25 2005**

**Rapid City Growth  
Management Department**

Page Two  
January 25, 2005

apartment proposed), do not appear to be. Multi-family dwellings are permitted under a PUD development. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward C. Carpenter", followed by a horizontal line extending to the right.

Edward C. Carpenter

ECC:jb  
cc: client

The below signed residents of Fairway Hills PRD present the following objections to the construction of four 3 story apartment buildings, comprising 108 units, on the site described in the application for major amendment to the Fairway Hills development by Fisk Land Surveying & Consulting Engineers for Mike Buckingham, Dlorah Inc. This application, file #04PD080, is being considered at this time.

1. It destroys the existing character of the development, which presently has a clear definition of areas, ie apartments, single family homes, townhomes, condominiums.
2. Access and egress would severely restrict evacuation in an emergency situation. Normal access and egress is already difficult with the addition of 32 townhome units between Springbrook Acres and Fairway Hills along Sheridan Lake Drive. 108 more units would add considerably to an already hazardous and congested situation.
3. The impact on the Corral Drive Schools would be decided.

*Schools operating close to capacity now.*

4. Natural topography of the land offers excellent drainage/runoff. The building of these units and accompanying driveways and parking would severely compromise this natural drainage field.
5. With the addition of 32 townhomes plus 108 apartments the usage of pool and party house common facilities would be severely restricted.
6. Doubt as to feasibility of more apartments in this area: Sandstone Apartments has recently converted to townhome sales, and Corral Drive Apartments presently has an 8% vacancy rate.

NAME	ADDRESS
<i>Don Roberts</i>	<i>4020 Pinchurst Ct.</i>
<i>Lorraine Kellerman</i>	<i>4023 Pinchurst Ct.</i>
<i>Helen Toland</i>	<i>4021 Pinchurst Court</i>
<i>Shirley Hessman</i>	<i>4026 Pinchurst</i>

1/17/05

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JAN 26 2005

Rapid City City  
Management

Growth Management Dept.  
300 Sixth St.

Rapid City, S.D. 57701  
attn: Vicki Fisher

Re: File Number 04PD080

Gentlemen:

This is to respectfully request a denial of the variance that the Fairway Hills development is seeking for the following reasons.

When this PRD was presented in Jan., 1976, we raised no objection as the plan showed townhouse units widely spaced & approximately 60' feet from adjacent properties buffered by parking spaces & landscaping. They have not adhered to that original plan.

I have enclosed pictures of 2 of the townhouse complexes adjacent to my property. As you can see, there is no 60' allowance from my property line. My concern is that their plans are simply to crowd as many multiple housing units in the smallest amount of space. These new ~~apartment~~ apartment complexes of 3 stories will not only create traffic problems but destroy the aesthetics

(2)

of this area.

The original PRD plan as presented to us in 1976 (see attached photo copy) showed 197 garden homes + 36 town houses. That would be 233 housing units for the entire development. The four 3-story apartment buildings proposed with 27 units in each will add 108 housing units to an already congested area.

I hope you will take my concerns seriously. I will be out of town from 1/25/05 to 3/1/05. If you would like to contact me, my cell phone number is (605) 390-2655. I have also retained an attorney, Mr. Ed Carpenter, to aid my interest in this matter. He can be contacted at his office. That number is 343-2410.

Thank you for your consideration.

Sincerely,

Nancy J. Christensen



Ms. Nancy Christensen  
4241 Foothill Dr.  
Rapid City, SD 57702-7011

*Sent to Growth Mgmt. Dept  
1/25/05*

**Nancy L**

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**From:** "Phil Lervaag" <lervaag@iw.net>  
**To:** "Nancy Christensen" <nancyl@rap.midco.net>  
**Sent:** Friday, January 21, 2005 2:49 PM  
**Attach:** MVC-005F.JPG; MVC-006F.JPG  
**Subject:** Pictures



*Fairway Hills  
Development*

*↕  
Fence denotes  
property line*

*Springbrook Acres  
4241 Foothill Dr.,  
Nancy Christensen,  
owner*



**Ms. Nancy Christensen  
4241 Foothill Dr.  
Rapid City, SD 57702-7011**

1/22/05

Sent to Growth mgmt Dept.  
1/26/05



Springbrook Acres Development

4241 Foothill Dr.

Nancy Christensen, owner

Fence denotes  
property line

Fairway Hills Development

Townhouses



Ms. Nancy Christensen  
4241 Foothill Dr.  
Rapid City, SD 57702-7011

Parway Hills TRD

Apr. 1976

4241 Foothill Dr.  
Rapid City, SD 57702-7011

sent to you  
Lynn's 1/29/05

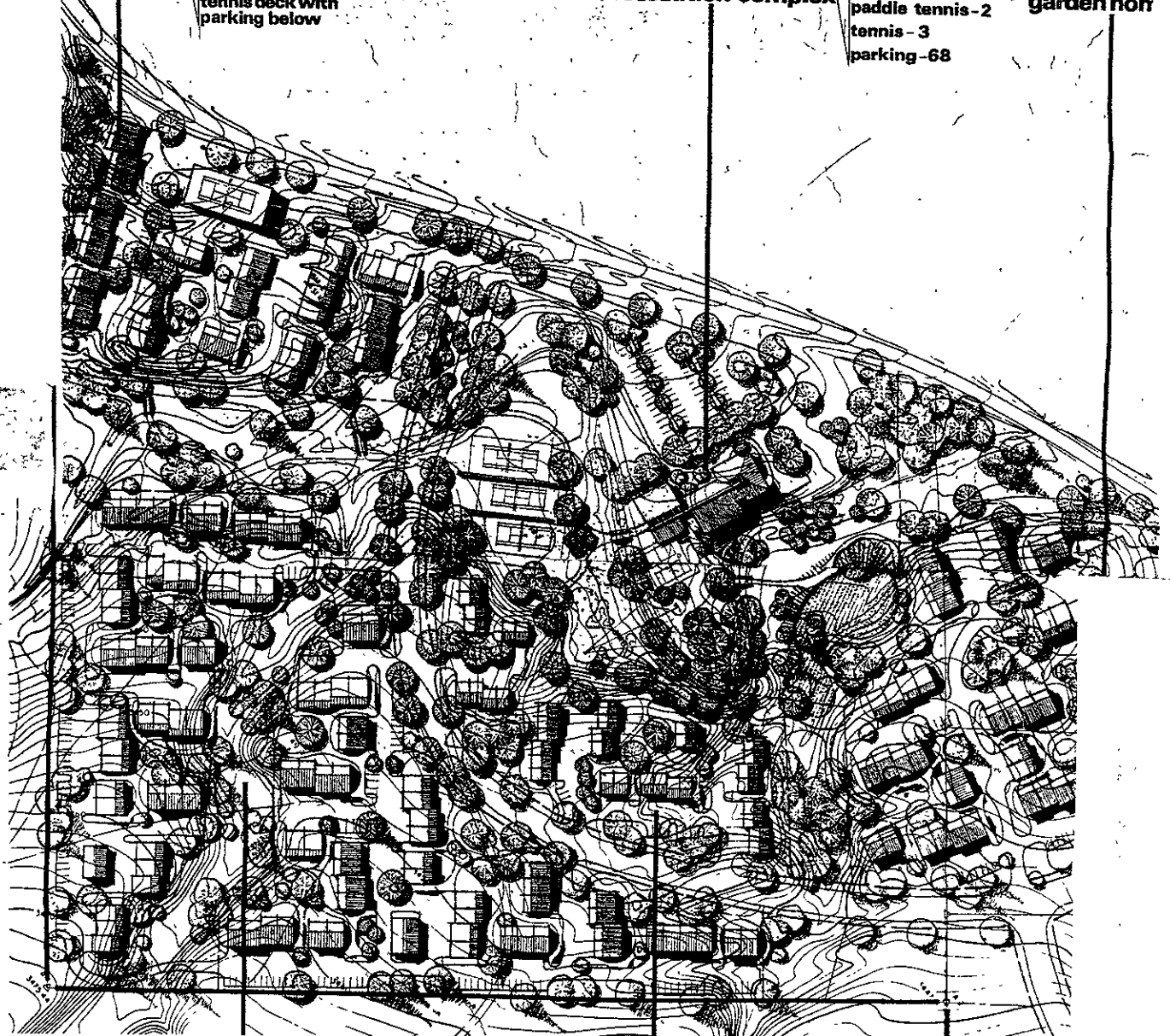
garden homes

units - 78  
parking - 120  
tennis deck with  
parking below

recreation complex

club house  
chip and putt  
lake  
paddle tennis - 2  
tennis - 3  
parking - 68

garden homes



Ms. Nancy Christensen  
4241 Foothill Dr.  
Rapid City, SD 57702-7011

garden homes

units - 192  
parking - 297

town houses

units - 36  
parking - 90