

TO THE CITY COUNCIL AND MAYOR,

IT HAS COME TO MY ATTENTION THAT A DEVELOPER NAMED SAMUELSON IS REQUESTING THE COUNCIL OVERTURN THE DECISION OF THE PLANNING COMMISSION. AS A RESIDENT OF SOUTH HILL, I TRAVEL THIS CORRIDOR HOME EVERYDAY AND AM IN COMPLETE AGREEMENT WITH THE PLANNING COMMISSION REGARDING BLOCKING THE VIEW OF THE HILLS WITH FOUR-STORY APARTMENT BUILDINGS.

WITH LAND AVAILABLE ELSEWHERE THROUGHOUT THE AREA, WHICH WOULD NOT BLOCK OR DESTROY THE VIEW FROM HIGHWAY SIXTEEN, WHY DEPRIVE OUR "VISITORS" (AND OUR RESIDENTS) OF THIS FIRST PANORAMA AS THEY TRAVEL THIS THOROUGHFARE TO HOME OR MOUNT RUSHMORE ?

PEOPLE WHO DO NOT RESIDE IN OUR CITY, DO APPEAR TO CARE LESS ABOUT THE VIEWS WE ENJOY IF THEY CAN MAKE MONEY AND RETURN TO THEIR RESIDENCES ELSEWHERE.

AS A VOTER WHO SUPPORTS THE CITY COUNCIL, I SINCERELY AND HOPEFULLY REQUEST YOUR DENIAL OF ITEMS #27,28,43 AND THEIR REQUEST FOR REZONES AND APPEAL OF THE PLANNING COMMISSIONS REJECTION.

THANK YOU FOR YOUR ATTENTION TO THIS MATTER AND WHAT I HOPE WILL BE YOUR DECISION TO CARE ABOUT THE ENVIRONMENT IN WHICH WE LIVE.



PATRICIA K. HAHN



Ms. Patricia Hahn  
1105 Regency Ct.  
Rapid City, SD 57702-8725  
*Proud Supporter of DDAL*

Referencing the Samuelson Apartment Project.

Greetings,

The US 16 corridor up on top has always been special to me, and also is to every visitor and local that drives it. The view puts you into The Black Hills before you get there. Your highlighted Comprehensive Plan below specifically zeroes in on preserving that view of the natural Black Hills. This proposed 54' x 250' (?) **WALL** of an apartment in the middle of that view is a slap in the face to the Hills, to all that enjoy the view, and to the well thought out Comprehensive Plan. This wall goes against the whole purpose of having a Comprehensive Plan. Everything says this can only be a BIG **NO** for a decision. Please !

**Plan Rapid City Comprehensive Plan 2014**

Page 26, left column, middle

**US Highway 16; Issues & opportunities along this corridor include conserving views & natural features.**

Page 108

Gateways and entrance corridors are key entrance point into Rapid City. The character and appearance of the public domain in these areas help shape the first impression visitors have about the City. As Rapid City continues to grow, care should be taken to ensure gateways and entrance corridors impart a positive image of the community for visitors and residents alike.

Page 109, bottom left

**Focus should be protection of scenic views, landscaping, and natural character rather than intense development along entrance corridors.**

Page 110, left column, middle

Enhance the character of designated gateways and entrance corridors as part of future development.

Page 171, middle, top

US 16 north of Catron; opportunities for mixed use commercial and employment development. **This future mixed-use area is envisioned as a setting, for high quality office space, and is located to take advantage of the area's scenic view.**

Page 171, right column, middle

Encourage office parks and other supporting employment uses to locate along US 16 north of Catron.

Page 214, bullets

When considering a Minor Amendment, the City & decision-makers should consider whether:

- 1) The proposed amendment is consistent with the overall intent of the Comprehensive Plan.
- 2) The proposed amendment is compatible with the surrounding area and/or the vision, goals, and policies of the Comprehensive Plan.
- 4) The proposed amendment will not have a negative effect on the immediate areas.

Thank you for your time, consideration, and for the work you do,

Jim Weimer

310 Enchantment Rd. Rapid City, SD 57701 342-2841

**From:** Bulman <[kbulman2@rap.midco.net](mailto:kbulman2@rap.midco.net)>

**Sent:** Monday, February 18, 2019 2:58 PM

**To:** 'Jason.Salamun@rcgov.org' <[Jason.Salamun@rcgov.org](mailto:Jason.Salamun@rcgov.org)>; 'Modrick Lisa' <[Lisa.Modrick@rcgov.org](mailto:Lisa.Modrick@rcgov.org)>; 'Becky.Drury@rcgov.org' <[Becky.Drury@rcgov.org](mailto:Becky.Drury@rcgov.org)>; 'darla.drew@rcgov.org' <[darla.drew@rcgov.org](mailto:darla.drew@rcgov.org)>; 'Nordstrom Ritchie' <[Ritchie.Nordstrom@rcgov.org](mailto:Ritchie.Nordstrom@rcgov.org)>; 'Amanda.Scott@rcgov.org' <[Amanda.Scott@rcgov.org](mailto:Amanda.Scott@rcgov.org)>; 'laura.armstrong@rcgov.org' <[laura.armstrong@rcgov.org](mailto:laura.armstrong@rcgov.org)>; 'chad.Lewis@rcgov.org' <[chad.Lewis@rcgov.org](mailto:chad.Lewis@rcgov.org)>; 'Steve.Laurenti@rcgov.org' <[Steve.Laurenti@rcgov.org](mailto:Steve.Laurenti@rcgov.org)>; 'John.Roberts@rcgov.org' <[John.Roberts@rcgov.org](mailto:John.Roberts@rcgov.org)>

**Cc:** 'Steve.allender@rcgov.org' <[Steve.allender@rcgov.org](mailto:Steve.allender@rcgov.org)>

**Subject:** City Council Agenda # 27,28, and 43

City Council members and Mayor Allender,

The Samuelson Development items #27, 28, and 43, requesting rezones and an appeal of the Planning Commission's decision on the Planned Development, have serious ramifications if approved. The buildings are planned to be too close to Mt. Rushmore Road and would present a solid wall, blocking the view of the Black Hills. The height of the buildings are higher than the steeples of churches in the area. If we literally pick up the four current Samuelson apartments and place them on this proposed location, you can imagine the impact it will have on the traveling public. The developer is trying to maximize his apartment development in a small space by using variances to setbacks and height requirements. Current commercial developments along this corridor are below the view of the Black Hills. Voting to allow approval of these three requested items will destroy the transition from the urban area of the City to the corridor to the Black Hills. Today, the transition south along Mt. Rushmore Road to the top of the hill, with the beautiful views of the Black Hills, shows our visitors and ourselves that we are proud to live here. We want to maintain this beauty today and into the future.

The Rapid City Comprehensive Plan shows commercial areas along the highway with residential structures farther off the road. "The corridor serves as a primary route for visitors traveling between the City and Mt. Rushmore, but also as an important local thoroughfare. ...Opportunities exist for additional mixed-use commercial, and employment development. This future mixed use area is envisioned as a setting for high quality office space and is located to take advantage of the area's scenic views." A large apartment complex will not compliment the area and will not comply with the Comprehensive Plan.

I agree with the Letter to the Editor in the Rapid City Journal by Jeff Bendt. I urge you to vote no on the two Rezone items and the Appeal submitted by Samuelson Development, Inc.

Thank you.

Karen Bulman  
1311 Edinborough Dr.  
Rapid City, SD

From: Jerry Cope  
Ward I

Rapid City Council,

I am writing in opposition to the proposed Samuelson development of an apartment complex along Mt Rushmore Road / Highway 16 for three reasons.

- \*Adherence to the adopted Comprehensive City plan
- \*Rapid City's unique opportunity in the Black Hills
- \*Traffic

My wife & I have built and still own townhouses so we understand business development, the need to respect property rights, balance for the greater good and addressing real needs such as affordable housing. This is not a bad project or not needed, just not at this location.

We lived away from the Black Hills for 25 years and in another part of South Dakota for 21. One thing we noticed when driving through Rapid to see family was an appearance that Rapid City either had no formal strategic plan for development or didn't use it because of the scattered types of housing and business development around the city. Since moving back, other friends from around the state have also asked us the same question. While researching this issue. I was excited to find the 2020 Strategic plan as part of the Comprehensive plan adopted in 2014. It is positive, focused and results oriented that outlines a way to go forward as a leading community of welcome in the region. In short, if we have a plan, use the plan.

**Adherence to the adopted Comprehensive City plan**

The need for multiple and major variances for project approval admits that the project is not at all compliant with the city's plan.

Throughout the Comprehensive plan it talks about beautification and infrastructure beginning with the appearance of its entrances having a consistent theme which is welcoming and aesthetically pleasing. Two of the Seven Core Values also address development, using a balanced pattern of growth and Rapid City being in a unique natural setting that continues to experience strong growth and development pressures. Then later it addresses the need to preserve our high

quality of quality of life while being proactive in our efforts to ensure orderly and efficient growth. Another core value of efficient transportation and infrastructure needs a well-maintained network of infrastructure and transportation systems that supports community wide objectives such as safety and connected neighborhoods.

### **Rapid City's unique opportunity in the Black Hills**

Rapid City has the unique, lucky opportunity to set itself apart in the region as the gateway to the Black Hills. With the opportunity comes the responsibility to show by example that the opportunity and responsibility are taken seriously. First impressions are the first part of perception. Creating a positive impression will focus on view, greenspace and natural character rather than intense development along the entrances. An entrance is also an exit and the first impression created at an entrance can also be the last perception upon leaving. The Comprehensive plan clearly identifies US 16 / Mt Rushmore road north of Catron Boulevard as a setting for high quality office space that takes advantage of the area's scenic views which all help create a positive first image.

### **Traffic**

Entrance Corridors need coordination from adjacent counties, communities, and by necessity, the South Dakota Department of Transportation, in order to create efficient, useful and safe infrastructure that both provides acceptable traffic flow and elevates the area's appeal as a regional destination. I understand that the DOT is planning a traffic study of Highway 16 / Mt Rushmore Road from Cathedral Boulevard to Reptile Gardens. This study needs done prior to variances from our identified plan so that we can proactively work toward a common goal rather than react to poorly planned decisions. It can enhance our development as a city with purpose. It would be premature to add a concentration of 350 units with no obvious traffic solution to a major artery before the study is done, recommendations are made and final plans vetted for adoption.

Regards,

  
Jerry Cope

February 14, 2019

Re: Samuelson Development Proposal

Dear Rapid City Council members,

As elected officials for Rapid City, we rely on you to keep the best interests of our community foremost in your mind and thinking. Please don't disregard the current city comprehensive plan or the recommendation to deny this project, that came from the Planning and Zoning Board on December 6, 2018.

I have been following this proposal closely the past three months. After studying this proposal from every possible angle, I continue to be baffled and amazed that any of you still consider this a viable option for this location on the Mt. Rushmore Corridor. The developers have failed to demonstrate their willingness to abide by the city planning and zoning codes and therefore, they have failed to convince me how this would be a benefit for our city and community in that location.

Our city has worked collaboratively to create our current Comprehensive plan, and that relies on strong communication skills between the members of the council, with all members having an equal voice. If we respond to the whims of the developers, it jeopardizes the cohesive strength of our city government. And then we are subject to begging and pleading our officials to save something that seems so obvious.

To reiterate, both the original plan and the follow up compromise plan are totally inappropriate for this location on our Mt. Rushmore Corridor. This corridor is a one of a kind Black Hills treasure enjoyed by all locals and out of state visitors as well. Let us put the right things in the right place; we only get one chance to do it right the first time! Please guide us in your leadership roles and be good stewards of our beautiful city and surrounding area.

Sincerely,

Nancy Jensen

5440 Plains Vista Court, Rapid City, S.D.

February 15, 2019

Dear Members of the Rapid City Common Council:

Please uphold the Rapid City Planning commission December 6, 2018 denial of two rezoning requests and a height exception for the Samuelson apartment development proposed for Mt. Rushmore Road.

As a business owner on Mt. Rushmore Road for the past 16 years I have been very involved in the decade long study, design and rehabilitation of Mt. Rushmore Road. The Mt. Rushmore Road study matches the City's Comprehensive Plan which addresses the importance of gateways to create a distinctive environment that encourages investment and expands business.

Gateways serve as engines driving economic growth through their access to the community. After four years of construction along Mt. Rushmore Road, that is happening now! Sales tax collections for licenses located on Mt. Rushmore Road from Quincy to Tower Road are well over 100 million dollars. Commercial Property valuations increased by 20 million dollars this past year for the same area.

Nearly three years ago the Rapid City Common Council agreed to extend Mt. Rushmore Road south to the edge of the city. More business development means more sales tax revenue as well as property taxes and other licenses and fees attached to the privilege of doing business in Rapid City.

Multifamily dwellings and apartments in all categories are needed and should be encouraged where they are appropriate. Relying on the vision laid out in the Mt. Rushmore Road Study and the Rapid City Comprehensive Plan the proposed location for this apartment complex is not well suited for a developing gateway.

Very Sincerely,

Debra Jensen

913 Mt. Rushmore Road



February 15, 2019

Dear Members of the Rapid City Common Council:

The Mount Rushmore Road Group (MRRG) voted at their January 15, 2019 meeting to request the City Council uphold the Rapid City Planning Commission December 6, 2018 denial of the zoning and variance requests for the Samuelson apartment development proposed for the property northwest of the intersection of Mt. Rushmore Road and Fox Road.

Mount Rushmore Road Businesses, property owners and interested citizens formed the Mt. Rushmore Road Group in 2005 to encourage the reconstruction and rehabilitation of Mt Rushmore Road. MRRG's mission continues to be development of Mt. Rushmore Road south to the city limits as vital corridor for commerce and as a gateway to our Black Hills and Downtown.

The nearly thirty million, thirteen-year rehabilitation relied heavily on the 2010 Mount Rushmore Road Corridor Study and Design which was a collaborative effort between South Dakota DOT, Rapid City Planning, Public Works, contracted planners and experts as well as extensive comment from citizens, property owners and business owners.

The Mt. Rushmore Road Corridor Vision states on Page 25 of the study: "Mt. Rushmore Road is a major retail and service district, but many believe that the Southeast Truck Route, emerging competition and obsolescence threatens the status. However, A community vision shared by residents and businesses can lead to a distinctive environment that can encourage investment, expand business and restore the corridor's competitive advantage." Page 26 states "In an increasingly competitive environment, a traditional business corridor like Mt. Rushmore Road must become a destination – a place that offers a distinctive experience and attractive setting to customers. Mt. Rushmore Road must become more than a generic strip as alternative business areas grow. "

The 2014 Rapid City Comprehensive Plan and the 2020 Strategic Plan also identify business development and job creation as the long-term vision of entrance corridors. Rapid City's current Future Land Use Plan identifies this property as an area of "Employment".

Gateways such as Mt. Rushmore Road serve as engines driving economic growth through access. Retail, services and attractions should be placed along our corridors and entrances to welcome and promote more business. Attractive, safe and affordable housing should continue to be located nearby and away from the many issues of a busy highway. The MRRG urges you to vote no on this project.

Debra Jensen

Mount Rushmore Road Group President

From: Dr. Bendt <[bendtjl@rcmed.net](mailto:bendtjl@rcmed.net)>  
Sent: Thursday, February 14, 2019 9:33 PM  
To: Fisher Vicki <[Vicki.Fisher@rcgov.org](mailto:Vicki.Fisher@rcgov.org)>  
Subject: Samuelson project

Project has too many hoops

The "Samuelson Project" is a four-story, four-building apartment complex proposed at Fox Road and Mt. Rushmore Road along the Mt. Rushmore Road corridor. The proposed buildings would be higher than the nearby church steeples. They will be built on the highest piece of ground on Highway 16. The priceless view of the Black Hills as you drive south and top the hill will be diminished.

The complex is too close to Mt. Rushmore Road. The property is not properly zoned for high-density apartments. Mr. Samuelson is asking the city to change the zoning, reduce the setbacks so that the buildings can be closer to the road and remove the current height restrictions. Those three precedent setting variances are in addition to other possible consequences involving drainage, gold processing soil remediation, safety and traffic impact of 700 vehicles during morning and afternoon rushes, not to mention the affordability of the apartments once the project is complete.

The Planning Commission has already said no the project. The City Council needs to support the decision of the Planning Commission and the city's own staff as they both denied this project. What is the purpose of having a Planning Commission and Planning Department at the city if we are not going to follow their expert advice?

Vicki, can you please forward this to council since some of the council will not talk to us.

11/4/2018

5353 Berglund Road  
Rapid City, SD 57701

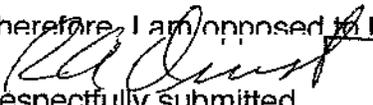
RE: Mt. Rushmore Road Rezoning and Initial Planned Development Application

Planning Board:

This correspondence details my major concerns regarding the proposal(s).

1. **Building Design:** A 4 story multifamily apartment building of the same configuration as Copper Ridge I/II is not appropriate for the site. First of all, in stark contrast to Copper Ridge, there are single family homes/residences in the immediate vicinity which will be negatively impacted. Secondly, these massive structures with their immense footprint do not fit the existing esthetic. Most existing structures have a low profile and project a western/alpine theme. I cite Stonewall's, Schaak Family Dental, Hills Dental, West River Periodontics, and the US Forest Service building as examples of appropriate design and construction. This is important as the views of the Black Hills from the west side of Hwy. 16 are unparalleled. The view from this property is one of the best and first which greets locals and visitors coming from town. Copper Ridge has already robbed us of a significant portion of these panoramic vistas. The request for a 4th floor should be denied.
2. **Traffic:** Addition of > 300 units will result in an exponential increase in congestion on Fox Road, Hwy 16 service road, and Hwy 16. On the afternoon of 11/4/2018, I personally counted 300 vehicles in the Copper Ridge complex. The service road carries significant traffic already from businesses, churches, NAU, and Regional Human Relations. It has an important role in recreational pedestrian and bicycle use. There are 2 church schools (Calvary Baptist & Zion Lutheran) with elementary age children that use the service road everyday. Early morning and late afternoons are particularly problematic. Gaining access to Hwy 16 via the existing crossroads is becoming unsafe.
3. **Noise and light pollution:** Automobiles and service vehicles (sanitation trucks emptying dumpsters @ 5 AM), etc. Light pollution is a concern as, at present, the neighborhood is a very low light area.
4. **Site:** Lastly, I have concerns about the safety of the site itself. Black Hills Gold factory operated there since the mid 1980s. The manufacture of gold jewelry requires the use of toxic chemicals and gases which may include cyanide and arsenic. Before the buildings were razed, many of them had hazardous materials warning signs on them. The gold factory had its own well, and possibly septic systems. I encourage the board to conduct a careful review of the company's safety records and the results of EPA soil testing. The soil disposal records from Kaski Construction should be reviewed.

Therefore, I am opposed to both the rezoning and variance requests/proposals

  
Respectfully submitted.

November 1, 2018

To: RC Zoning and Planning Committee,

I am writing to request a rejection of the proposed zoning changes to the 14 acres at the corner of Mt Rushmore Rd and Fox Rd, the previous Coleman property. John Samuelson is requesting rezoning and a height variance at your November 8, 2018 meeting.

My husband (Bob Rosenquist) and I (Marcia Beshara), own the property directly to the west of this current location.

While we are well aware that a new business will occupy this property, we feel there are multiple reasons why a large multi-family dwelling may not be the right fit.

As a partner and owner at Rapid City Medical Center, and as a family member of the owners of Colonial House Restaurant, both on Mount Rushmore Rd, I am in full support of further business expansion along the Mount Rushmore Rd Corridor. We, along with all the other Mount Rushmore Rd businesses have invested time, money and energy into improving the appearance and accessibility for tourists and locals along this corridor.

I do not recall large apartment complexes as being part of the master plan for the Gateway to the Black Hills/Mount Rushmore Road corridor.

My understanding is John Samuelson is requesting a zoning change from the current general commercial and general agriculture status to office commercial for planned development so that he can exceed the height limit of 35 feet.

Our issue with this is the enormity of the proposed buildings. Mathematically, the sheer volume and density of five apartment complexes rising four stories (54 feet) with 350 proposed units, will not only overwhelm the site but completely block the view of the hills for tourists as they ascend the hill toward Mount Rushmore and the Black Hills. This does not support the Rushmore Road development's mission of "Stop. Shop. Dine".

That being said, it seems that the City of Rapid City would benefit far more if a business occupied that location as the revenue gained from sales tax would far exceed the revenue gained from property tax.

Also of significant concern are the safety and traffic flow of the roadways. Since the completion of Mr. Samuelson's similar 350 unit apartments on Eagle Dr, the number of pedestrians and cyclists on the frontage road and Fox Road has risen dramatically. Currently, there are no shoulders or sidewalks, creating a very dangerous situation for all, including motorists.

So basically, we feel this particular height variance request, is just too high for the sightlines and too dense for the neighborhood. Therefore we are asking that you reject his request for a height variance. This would be in keeping with the Mount Rushmore Road Group's vision and would follow the strict design standards set by the City.

Thank you for your time and consideration of this important topic.

Dr. Marcia Beshara and Robert Rosenquist

**From:** Rebecca Belsaas <[beckiebrad@gmail.com](mailto:beckiebrad@gmail.com)>

**Sent:** Monday, November 5, 2018 9:38 AM

**To:** Fisher Vicki <[Vicki.Fisher@rcgov.org](mailto:Vicki.Fisher@rcgov.org)>

**Subject:** Re: Skyline Dr apartment proposal

- Dear Planning Commission,

I am writing to letter to oppose the proposed apartment building on the highway 16 bypass. There are no structures of this size directly on the road and it would not fit in with any of the current buildings. The view to the west would be obstructed for those driving south on Highway 16, which is not what we want for our many tourists. This is the first view they have of the Black Hills after leaving the interstate.. There are many beautiful homes with acreage in the area. This is one of the most desirable areas for privacy and the last thing I want is an apartment that close to my neighborhood. This is already a busy road with the churches and grade schools on the road. Traffic is difficult around 7:30-8 am with parents dropping off children on both sides of the highway. It is a very narrow road without any shoulder. It is used by many for running and bicycling, which should be supported/encouraged. I am one those who love to ride my bicycle on the road, including riding to work in the early morning.The thought of a major increase in traffic is not appealing. I don't know about the water and sewer situation for this proposal, but it needs to be considered also. This area does not need this type of building directly on the road. Those many apartment buildings already built to the south do not affect us living in the area. But this new proposal would directly impact those of us living on the northern part of the 16 bypass. PLEASE do not approve this . Rebecca Belsaas, homeowner on Skyline Ranch Road.

One additional concern is with the close location of the cemetery. There are frequent funerals with multiple cars. The visitors during the service and during the daytime visiting hours are frequently elderly and distracted due to grief. I feel the additional traffic from the proposed apartments could lead to problems that could be avoided. Please give the cemetery the respect it deserves.

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Beckie

From: **Mary Casey** <[riatallc@gmail.com](mailto:riatallc@gmail.com)>

Date: Mon, Nov 5, 2018 at 3:35 PM

Subject: Samuelson Development rezoning request

To: <[Vicki.Fisher@rcgov.org](mailto:Vicki.Fisher@rcgov.org)>

Dear Planning Board,

I'm writing to you to express my opposition to the rezoning request submitted by Samuelson Development that if approved will allow the construction of several 4 story apartment buildings in my neighborhood off Hwy 16.

I'm opposed to this action for several reasons:

1. Our neighborhood currently consists of homes that are on lots that are zoned Park Forest and businesses on properties that are zoned General Commercial. Changing the zoning on the property Samuelson is purchasing to allow for 4-story apartments would hurt our property value considerably. This neighborhood has worked hard to keep our property beautiful for both the residents and the businesses around us. These apartment buildings will not fit with the design of the properties in this area and would quite honestly be an eyesore.
2. The frontage road that services our neighborhood and surrounding businesses cannot handle the kind of traffic these apartment buildings will create. There is no turning lane or stop light in this area off Hwy 16 that will allow access to the proposed buildings. We have 2 schools and 2 churches in our neighborhood and we need to keep the children who attend these schools and the worshipping public who attend the churches safe. The construction of these apartments will create a significant safety issue.
3. The Mount Rushmore Road Group has worked very hard and successfully to keep the corridor to Mt. Rushmore beautiful for the tourists that flood our community every summer. These very tall 4-story buildings are going to be right off Hwy. 16 and are going to obstruct the view of the hills. This development seems to go against the vision they have laid out for our community for this corridor.
4. This is not the first time our neighborhood has opposed the proposal of apartments being constructed. In 2001 Ken Berglund requested rezoning of his approximately 7 acres of general Ag property to medium density residential so he could build an apartment complex. It was passed with the stipulation that he could only build structures that would consist of 12 dwelling units. He never moved forward with his project and upon his death his family sold the land in 2 parcels for 2 individual homes one of which is under construction now. If it seemed unreasonable in 2001 to approve the construction of large apartment buildings it certainly should be unreasonable 2018. Especially since Ken Berglund's property sits behind the current NAU campus and the Samuelson development is right the Hwy. Mr. Samuelson's current apartment development sits far off Hwy. 16 and doesn't detract from the beauty of the Mt. Rushmore corridor like the proposed one will.

Thank you for hearing my concerns and I look forward to the meeting on Nov. 8th.

Sincerely,

Mary Casey

Dear planning commission,

We are writing to oppose the apartment building project that has been proposed near Fox Road and Highway 16.

I believe the maximum allowable height for structures in the office commercial zoning district is three stories, while the developer is proposing four stories. Due to the exceptional views of the Black Hills in this area, and the fact that this is one of the first views that visitors see of the Black Hills as they come up Highway 16, there should be no exceptions to this rule in this case.

We are very concerned about the increased traffic that this project will generate on Fox Road and the Highway 16 access road. Having in excess of 300 new apartment units here will overwhelm this area with traffic, making it dangerous for pedestrians and bicyclists. In addition, there are two church schools for elementary age students in the immediate vicinity. Currently, there are no shoulders or sidewalks on Fox Road or on the Highway 16 access road.

Thank you for your consideration.

Aaron and Alicia Christensen

5508 Berglund Road

**From:** Kendra Webster <[nkwebster2014@gmail.com](mailto:nkwebster2014@gmail.com)>

**Sent:** Tuesday, November 6, 2018 9:05 PM

**To:** Fisher Vicki <[Vicki.Fisher@rcgov.org](mailto:Vicki.Fisher@rcgov.org)>

**Subject:** Zoning Change Fox Road

Dear Rapid City Planning Commission,

My wife and I would like for you to consider our objection to the proposed zoning changes and height exception on the property located northwest of the intersection of Fox Road and U.S. Highway 16.

This spring we purchased a lot on Berglund Road with plans to build a home for our family in the coming years. Drawing us to the area were the open spaces, views, and the peaceful neighborhood. We also took into consideration future building along the Mount Rushmore Road corridor and zoning currently in place. We were optimistic that the remaining vacant properties along the service road zoned under General Commercial and Business Park would follow in the footsteps of local businesses like Stonewalls, Schaack Family Dentistry, and West River Periodontics. These businesses are great examples of the "Black Hills Look and Feel" that residents and tourists appreciate.

After reviewing the plans put forth by Samuelson Development Company, we would ask that you take these concerns in to consideration when making a decision:

1. **Use of Property:** The proposed complex as seen in the plans, is immense and adds an additional floor (4) needing an exception. This is higher than the vast majority of apartment complexes in Rapid City. Buildings at these heights take away from the views not only Rapid City citizens enjoy, but also tourists visiting the Black Hills year round. With this corridor being a focal point of Rapid City's growth plan, we feel the space would be better suited for a local business that can showcase growth, jobs, and maintain the views that attract many people to the area. This could be completed with the current zoning and without the need for an exception on building height.
2. **Traffic:** With the addition of approximately 325-350 units, we have concerns about the increased traffic (both vehicle and pedestrian) on the existing infrastructure as it relates to safety. While the plan states they intend to complete a traffic study and appreciate that this is being considered, we also have concerns around the increase in foot/bike traffic. We fear that with a development of this size, the inevitable increase in vehicle traffic, combined with the existing traffic from the surrounding infrastructure, including churches, schools, businesses, and residential areas could result in an increased risk of pedestrian accidents. The current service road is void of any bike lanes or sidewalks making this road a public safety risk with the proposed development plan.
3. **Density of Units:** The proposed plan calls for building "Class A" apartments but there seems to be some differences between this proposed development and different "Class A" development further down the highway. The Moon Meadows complex will be offering 160 units spread across eight buildings on a 40 acre plot of land. This is in stark contrast to the proposed 325-350 units on around 14 acres. We feel this high density complex is not the right fit for this area.
4. **Future Glut of Apartments:** There has been a large number of apartment complexes built in the Rapid City area within the past 10 years, as well as more currently being built. Having high levels of construction and affordable housing is a critical part of a healthy local economy and should be encouraged. However, having too many high-mid level apartments could create a potential glut and we have concerns about what that can do to future property values across Rapid City.

Thank you for your consideration and we ask that you deny the proposed plan.

- Nicholas and Kendra Webster

PHELAN TUCKER MULLEN  
WALKER TUCKER GELMAN LLP  
ATTORNEYS AT LAW

November 7, 2018

Mr. John Green  
Department of Community Development  
Current Planning Division  
City of Rapid City  
300 Sixth Street  
Rapid City, South Dakota

Via e-mail: [john.green@rcgov.org](mailto:john.green@rcgov.org)

Subjects:

- Notice of Hearing for Rezoning Request, File Number 18RZ027
- Notice of Hearing for Rezoning Request, File Number 18RZ028
- Notice of Hearing for A Planned Development Application, File Number 18PD029

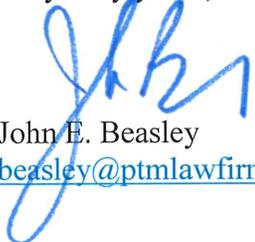
Dear Mr. Green;

I represent Rushmore Cedar L.L.C. Rushmore Cedar L.L.C. is the owner of the 12.17-acre property known as National American University Campus, located immediately south of the subject properties requesting the Hearings and Approvals.

Rushmore Cedar L.L.C. supports the approval of the above-referenced two zoning applications and the planned development application. This new development location will certainly blend well with this intensive growth area in Rapid City and will be a needed benefit.

Therefore, Rushmore Cedar L.L.C. urges approval of these applications and permitting the developer to move forward.

Very truly yours,



John E. Beasley  
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November 7, 2018

5440 Plains Vista Court

Rapid City, SD 57701

Subject: Planned Development Application Numbers: 18PD029, 18PD028, 18PD027

**Attn Rapid City Planning and Zoning Commission:**

My Husband and I have lived in this area for over 46 years. Our property is located directly across highway 16 and Mount Rushmore Road to the east. Our property entrance is at the corner of Highway 16 and Enchantment Road. We are deeply concerned about the traffic impact this development will have not only on Highway 16 but also on Enchantment Road which winds through the residential community ending at the Wal-Mart store.

The beauty of this area and our home holds great sentiment. Mount Rushmore Road is the Gateway to the Black Hills and it would be tragic to see this spoiled with exceptions made to the rules and regulations set by the commission for the sake of commerce.

1. An apartment complex of this large size will result in an unacceptable traffic increase on nearby intersections that currently lack stoplights. For example, the closest access point on the north side of the proposed complex is a turnoff from Highway 16 at the intersection of Enchantment Road (on the east side). This is already a very busy intersection serving the residents of Enchanted Hills. In addition, a new sports recreation/physical therapy development has been approved on Enchantment Road that will bring significant additional traffic to that intersection, including busloads of students and carloads of families attending sporting events such as basketball games at this new facility. With the amount of new developments that are happening on the Highway 16 corridor, additional stoplights and turning lanes are warranted. If you approve this development, it should be contingent on the addition of a stoplight either at: 1) Highway 16 and Fox Road or 2) at the intersection of Highway 16 and Enchantment Road. It is unrealistic and irresponsible planning to ignore the need for additional stoplights given the existing and future traffic patterns along Highway 16 in this area.
2. The records of the cleanup of the former Black Hills Gold Factory should be carefully reviewed to ensure that any residual soil contamination of arsenic, cyanide or other contaminants meet the State of South Dakota and/or U.S. Environmental Protection Agency standards for residential use. When the site was closed, any cleanup standards were likely based on commercial use because that was the zoning at the time. However, when a property is rezoned to residential, the most stringent, most health-protective standards are required to be utilized. Residential standards are developed assuming exposure to adults and children up to 24 hours per day, 7 days per week, for 365 days per year. Commercial cleanup standards are developed based only on adult exposure for 8 hours per day, for 5 days per week (a typical work week), up to 250 days per year. Exposure to children is critical, as they constitute a sensitive sub-population, and have higher exposure rates to soil. Small children are more likely to ingest soil while they are playing outdoors. Therefore, it is necessary to review any and all records of soil and water contamination to ensure that State/Federal cleanup standards can be met, prior to approval of this new development.

Be advised that we are opposed to the rezoning and variance proposal.

Respectfully,

Dale and Nancy Jensen

November 26, 2018  
5510 Berglund Rd  
Rapid City, SD 57701

**Subject: Samuelson Development Rezoning Requests: 18RZ027/28, 18PD029**

**To: RC Zoning and Planning Committee**

I am writing to you to express my strong opposition to the above referenced rezoning request and its associated height exception request that would allow a maximum building height of 54 feet. An apartment development of this size and density is not a good fit for this beautiful and peaceful neighborhood consisting of single family homes, churches, and small businesses.

After reviewing the plans, I have the following concerns:

- **Density of Units:** Adding 350 units on 14 acres will significantly impact this neighborhood. This will create adverse effects to:
  - **Traffic:** This neighborhood is essentially a rural area with a service road on the west side of Highway 16. The service road is narrow, in poor shape, has no turning lanes, and has no associated sidewalks or bike paths to accommodate the growth in this area. Mail and newspapers are delivered to rural mailboxes along the service road. There is only one flashing stoplight that serves the fire station. The additional traffic that will be generated by this complex will cause significant issues for vehicle traffic as well as foot and bike traffic. The proposed growth in this particular area just doesn't fit the existing infrastructure.
  - **Safety:** This area already has safety issues with the number of joggers and bikers that try their best to avoid the on-coming traffic on the service road. Additionally, we have two schools with elementary aged children in the immediate area. Overloading this area with another 1000 residents is just ignoring all of our safety.
- **Building/Site Design:** If you are familiar with this property, it offers one of the most stunning views of the Black Hills (Black Elk (Harney) Peak, the Needles, and Mt Rushmore) that Rapid City can offer. We should do everything we can to preserve this view for locals and visitors alike as they head south on the "Gateway Corridor" to the Black Hills. A responsible, well thought out site plan would respect these views and not overbuild the property.
  - **Class A Appearance?:** The developer states that *"it is our desire to make this community the best-looking apartment community in Rapid City"*. After reviewing the drawings, I was very disappointed – they are coming up significantly short on what they are promising. For example, I would draw your attention to their 'Southwest View' in their submitted plans – it's a behemoth of structures that blocks all views and is quite honestly, an eyesore for the area. Building designs and complexes like Moon Meadows or Stoney Creek Apartment Homes would be a much better fit and have a more appropriate density for this particular site.
  - **Alternative locations are available:** There are numerous other locations further south on Highway 16 that the developer could be pursuing that have much more space, do not have single family homes in the immediate vicinity, and does not block the views of the hills. This particular site should be treated like the 7 acres of the "Berglund Property" that went before the city council in 2001. In that proposal it was decided that development of that site would be limited to 12 dwelling units. These two properties are right next to each other and deserve to be treated the same way.

Thank you for your consideration.

Robert and Tammi Kruse

City of Rapid City

Planning Commission

To Whom It May Concern:

I am a current homeowner on Berglund Road off of Highway 16. I am writing to express my concerns regarding the proposed apartment complex development off of Highway 16 by Sandleson LLC. As a homeowner I have great concerns regarding this proposed development including the impact on traffic flow both on Highway 16 and the service road. There are two schools located in close proximity to this proposed development and there are currently no sidewalks or curb and gutter on the service road. The impact that a large development such as this would have on traffic in a school zone is very worrisome. The safety of children and adults should be a top priority when considering development in this area. Another concern is the fact that four story buildings will negatively impact the view of the beautiful Black Hills. According to the city's future land use plan this property is considered to be located in the "gateway to the Black Hills" and fifty foot apartments are not consistent with this plan. This is about the last spot on Highway 16 where the beauty of the Black Hills can still be seen. This plan would negatively impact the beauty of the area. I respectfully ask that you consider the impact to the homeowners, churches and schools in close proximity to this proposed development. I am vehemently opposed to this proposed development as it currently stands. I ask you to thoroughly look over the area and determine if there would be a better option for the future of this property.

Respectfully,

Dr. Jeffrey L. Bendt