

RECEIVED

DATE: March 7, 2001

FROM: Eva Rasmusson
1007 12th Street
Rapid City, SD 57701

MAR 07 2001
Rapid City
Planning Department

TO: Rapid City Planning Department
300 6th Street
Rapid City, SD 57701

Recently, I received a notice of hearing for a Variance to the Subdivision Regulations (file number 01SV006) and notice for hearing for a Planned Development Application (file number 01PD004).

My family purchased our home in 1957, allowing me to be a resident of this neighborhood for forty-four years. During this period of time I have observed a number of changes that raise questions regarding the request for development of the property.

I understand individuals have rights to use their real property and vacant property will probably be developed in a responsible manner.

My concerns regarding the development as proposed include but are not limited to the items as follow:

DRAINAGE: Due to the location and elevation of my property, I am concerned that any additional water discharge from proposed project be contained or controlled as not to create future problems.


SETBACK REDUCTION: The proposed development plan requests a setback reduction in lieu of required twenty-five feet setbacks. Considering the steep grade of the site and the possible height of the structures, this reduction in setback could create an over whelming presence.

TRAFFIC: The drawing I received indicates a 16-vehicle parking lot to have service from Hill Street creating additional traffic that is not required for the proposed residential development. This parking lot appears to provide additional parking for a business located on property adjacent to proposed development site that has a primary entrance on Columbus Street. Therefore, I do not agree that additional parking and traffic for an existing business should be routed though an existing residential neighborhood. Considering the steep grade of Hill Street, additional traffic from a non-required parking lot could create a safety issue.

SITE FILL: This proposed site was originally a valley that was filled with material from the construction of Mount Rushmore Road and other projects. The material dumped at this site-included trees, concrete, asphalt and dirt placed over the existing vegetation and other items that included abandoned automobiles. I encourage that good construction practices are enforced so that proposed buildings do not settle and create an unsafe environment to become abandon.

Thank you for hearing my concerns regarding the proposed development.

Sincerely,


Eva Rasmusson

March 07, 2001

Bill & Jean Kessloff
1015 12th Street
Rapid City, SD 57701
605-341-5398

Rapid City Planning Department and Commission
300 6th Street
Rapid City, SD 57701

We recently received a notice of the hearing for a Variance to the Subdivisions Regulations of file 01SV006 and a notice of the hearing for a Planned Development Application 01PD004.

We purchased our home in August of 1997 and are working on restoring it to its original historic condition. To date we have found all city agencies helpful and cooperative.

We have dealt with all levels of government and have respect for the process and for the rights of others. Our comments regarding the Variance and Planned Development are intended to be realistic and objective.

1. We believe the existing zoning is not appropriate and do object to the project.
2. A portion of the project appears to exist in the historic district and should not proceed as designed only to favor the economics of the developer.
3. This is a single-family residential neighborhood with many children and pets. To dump all this traffic onto Hill Street is a very serious safety hazard. This hazard is exaggerated by the steep grade of Hill Street.
4. Our sanitation sewer capacity is already a problem requiring constant maintenance.
5. As a former Landscape Designer and contractor, I am concerned about
 - A. Building on backfill
 - B. Soil erosion from slopes
 - C. Direction of water run-off (already a problem)

Thank you for your consideration.

Sincerely,

Bill Kessloff
Jean Kessloff

Dear friend,

As an owner & occupant in the near area of Stahl Victorian addition residential development plan (between Hill St. + West/South sts.) we are quite concerned on several points.

- (1.) noise + air pollution
- (2.) much traffic
- (3.) security + crime
- (4.) decrease of property value
- (5.) drainage
- (6.) lack of parking

- (7.) increase of property taxes?
- (8.) increase of alcohol + other drug abuse?
- (9.) Safety concerns

Please attend the hearing on the petition (+ voice your concerns) for a planned development in the above stated area, (+ on the accompanying map) on March 8th, 2001 at 7:00 A.M. in the Council Chambers at 300-6th St., R. City, S. Dakota.
Thank you...

