

EMAIL RECEIVED CONCERNING: 01RZ005 AND 01PD007

From: Gangismom@aol.com [mailto:Gangismom@aol.com]

Sent: Thursday, March 15, 2001 11:09 AM

To: blaise.emerson@ci.rapid-city.sd.us

Subject: S. Hanson and D. Thomas 4005 Lakeview-RE:REzone and Develop 4009 Lkww.

Dear Ladies and Gentleman, I am Samantha Hanson. My husband Daniel Thomas reside at 4005 Lakeview Drive. Directly East of 4009 Lakeview Dr. -which it is our understanding shall be torn down, rezoned, and developed into a parking lot or 7 plex w/ 12 off street parking spaces. I write this with several serious matters weighing heavily upon my mind. My husband as well is extremely concerned. Please hear them, it is all we ask. It is my belief that this residential neighborhood is Zoned Med. Density Residential. However Canyon Lake LLC [Hence CLLC] intends to Spot Rezone the property next door to General Commercial. It had been my understanding that the City has rarely favored Spot Rezoning a Gen. Commercial Parcel into a Residential Neighborhood. This has been my home since 1979. Surely any Mortgage, and Tax paying citizen can understand a concern here. However, that is not the bottom line. We are private people. Due to Health concerns on my part, and Privacy concerns on the part of both of us, we have much to consider. Being the lesser of 2 Evils - we would prefer a Parking lot, in lieu of a 7 Plex with 12 off street parking places required. This street is 12" wide in places - please note pictures. 1/2 parking places are required per multiple family dwelling. A typical working couple typically has 2 vehicles. If they have teens of driving age, 1 or 2 more vehicles may enter the picture. Lakeview Dr. will not tolerate the traffic, I'm afraid. I request that the City place a Vehicle Counting Device on this Glorified Alley, that the average use of this street may be evaluated. My husband and I welcome you to place it in front of our house, across the street, that this issue may be assessed. As it is necessary that I sleep 10-14 hours per day due to aforementioned Health concerns, I must say that yet another Plex would be intolerable due to noise pollution. Vehicles on this street tend to speed. They are loud. Now not only do I awaken - and stay that way once screeching tires awaken me at all hours day and night... We have a very Major and unfortunate situation of Safety to children and pets - both of which this street can boast many. Unattended Children Ride Bikes, Play Ball, and do everything any normal child would do [however, in the street, unattended - with speeding vehicles present.] I have asked Mr. Huffman - at a private Neighborhood Informational meeting held at his firm's new building, precisely who would be utilizing the Parking Lot. He was unable to answer this question for me. It is a very major concern in my eyes. Placing a Spot Zone General Commercial property in a residential Neighborhood is, again, not conducive to privacy and rest. Since we have chosen the parking lot over the 7 Plex, for reasons stated, it matters very much to me who shall use it. If it is his staff, we would pretty much expect regular hours. If used by the renters, with the renters utilizing the parking Lot, we have NO IDEA what sort of hours will be kept. The Firm of CLLLC has told us that if the parking lot is built, a Large, swinging gate shall be placed for access. No access is to be allowed on Lakeview Dr. - this is indeed good news. According to CLLLC, the gate would allow access ONLY onto Jackson Blvd. - it will be used for vehicles to come and go, and for maintainance [Snow Removal, and the like] This solves several

concerns. I would request that whenever Snow removal, or other such maintenance occur, it be after 5 am. By locking this gate, and providing some sort of lighting-[also promised by CLLLC, and their most reputable Construction Company-Mac Construction-]we would avoid Beer Parties at all hours of the night by local youth whom would most likely "migrate" to the Parking Lot from Canyon Lake park, loitering, vandalism, and trouble I'd rather not even contemplate at this point. CLLLC has also gone beyond City Qualifications to provide sound and noise screen. This is excellent. Provided that they keep the Black Walnut trees already present-they will have done a credible job of using a variety of Natural Grasses, Trees, and Plants, Vines, etc. to fulfill their promise to Beautify the neighborhood. One last concern. My husband spent considerable effort and financial resource to build a privacy fence between our home at 4005 and the current rental at 4009. If this fence must be torn down in their building process, we most certainly would expect that a new fence of the same type be erected at their cost and effort. We have been told by a City Employee at CSAC that we have every right to request a written and legally binding agreement from CLLLC, giving their word and promise that they shall fulfill the obligations that we have been promised to date. At this time we invoke a request that the City Plan a field trip to Lakeview Dr., that may become familiar with the true Character of our neighborhood-something a map simply cannot portray. Also, we ask that aforementioned written agreement be brought to fruition by CLLLC, and given to us-as a sign of their good will and faith. Food for Thought, Ladies and Gentlemen Thank You Kindly for hearing us out. Samantha Hanson and Daniel Thomas-4005 Lakeview Drive