

Carol Taylor
4008 Lakeview Drive
Rapid City, South Dakota 57702
Telephone: (605) 348-1302

March 14, 2001

Via Hand Delivery

Rapid City Planning Commission
Rapid City City Council
300 6th Street
Rapid City, South Dakota 57701

RE: Property at 4009 Lakeview Drive, Rapid City, South Dakota

Dear City Planning Commission and City Council Members:

My name is Carol Taylor, and I live directly across the street from the proposed project site at 4009 Lakeview Drive. I will be unable to attend the Planning Commission meeting scheduled to be held on March 22, 2001, and am submitting this letter due to my great concern about the project. I have lived at 4008 Lakeview Drive for 16 years. When I first heard about the proposed plan to construct a parking lot directly across the street from my residence, I was extremely upset.

However, since that time, I have attended meetings concerning the project and have been working very closely with Pete Anderson, of Mac Construction; and have had several conversations with attorney Rich Huffman, and Blaze Emerson, of the City Planning Department.

I want you to know that I am totally in favor of the parking lot project. I cannot state it strongly enough. I want a parking lot! I feel that with proper fencing, trees, and planned landscaping, the parking lot could be a very attractive addition to our neighborhood.

The parking lot fence surrounding its perimeter would be set back 15 feet from the curb, enabling residents to see traffic when getting in and out of their driveways, to make city snow removal as easy possible on this very narrow street, and to allow for neighborhood beautification of this project. The contractor, Mac Construction, plans to leave the four existing trees within the 15-foot landscape easement. Two of these trees are black walnut and have an expected lifespan of 150 years. The contractor plans to add additional trees, lawn, and shrubs between the curb and fence.

The parking lot would have no access onto Lakeview Drive. The parking lot would be locked nights and weekends, which would prevent beer parties at 2:00 a.m., playground use, and loitering. It also would have approved minimal lighting, greatly needed as a safety factor on what is now a very, very dark and scary section of the street. With the liquor and convenience stores located at the end of the street, people are walking up and down Lakeview Drive all night long.

The way the property is presently zoned, if a parking lot does not go in there, it is probable a seven-plex apartment building, with additional parking space necessary, will instead be constructed at the parking lot site. Parking requirements for an apartment

building are 1½ spaces per unit. Most families have at least two vehicles, and if they have children of driving age, even more. Where will they park? You cannot drive down Lakeview Drive without pulling into the oncoming lane if a car is parked in the street.

Lakeview Drive is an extremely narrow street. Two cars cannot pass without one pulling over to the side. It is also a very old street, in very poor condition, that absolutely will not stand up under construction traffic or additional traffic resulting from another multi-plex dwelling.

Mac Construction has agreed to do all of its demolition and construction work via Jackson Boulevard. This is extremely important to all of us living here because of the large number of children living on and using the street. With the two convenience stores located on the corner, and Canyon Lake nearby, the number of children, of all ages, walking on Lakeview Drive is unbelievable!

You can imagine how much danger dump trucks and construction vehicles would cause in building another apartment building on Lakeview Drive. One moving van on this street blocks the whole street for the entire day. There are no cross streets and this causes great inconvenience to those of us who live here, as you have to back up and drive all the way around to get to your destination; that is to say, one must either drive to 38th Street, onto Jackson Boulevard, onto Canyon Lake Drive, and down Lakeview Drive just to get home.

Mac Construction, I feel, has bent over backwards to accommodate us who reside on Lakeview Drive, and address our concerns. I have personally contacted every property owner within 150-feet of the construction project, and everyone I talked to was definitely in favor of an attractively fenced and well landscaped parking lot. This will ensure us that a multi-plex dwelling will not be constructed on this property in the future, and for me, living directly across the street from the construction site, that is very important.

I do not really have a backyard and year-round, I spend a tremendous amount of time in my front yard. If an apartment building is constructed, rather than a parking lot, I will totally lose all of my privacy, not to mention the added traffic and noise to our quiet little street.

Please allow the zoning to be changed so that the parking lot can be constructed.

Sincerely,



Carol Taylor

CT:kj

c: Mac Construction
Rich Huffman
Marcia Elkins
Blaze Emerson

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 Lkvw.

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 Comercial.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,1or 2 more vehicles may enter the picture.Lakeview Dr. will not tolerate the traffic,Im afraid.I request that the City place a Vehicle Counting Devive 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 assesed.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 streettend 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 firms new building,precicely 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

Larry and Marjetta Eckburg
4021 Lakeview Dr. Apt. 3
Rapid City, SD. 57702
Ph. (605) 394-0382

March 15, 2001

Via Hand Delivery

Rapid City Planning Commission
Rapid City City Council
300 6th St.
Rapid City, SD. 57701

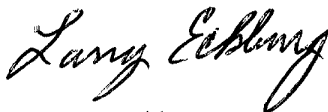
RE: Property at 4009 Lakeview Dr., Rapid City, SD.

Dear City Planning Commission and City Council Members:

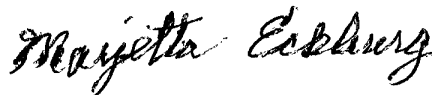
My name is Larry Eckburg, I am a property owner just west of the proposed project site at 4009 Lakeview Dr. I think the proposed site mentioned should be re-zoned to General Commercial District. I feel that a parking lot would not harm the neighborhood if it would be built according to the proposed plans. My wife and I are very much in favor of a nicely lit and landscaped parking lot, with access from Jackson Boulevard.

Please allow the zoning to be changed to **General Commercial District**.

Sincerely,



Larry Eckburg



Marjetta Eckburg

RECEIVED
MAR 16 2001
Rapid City
Planning Department

March 16, 2001

Rapid City Planning Commission
Rapid City City Council
3006th Street
Rapid City, South Dakota 57701

RE: Property at 4009 Lake View Dr. R.C. So Dak.

Dear City Planning Commission and
~~City~~ City Council Members:

Our names are Ann Filipset and
Lucille Schelzy living at 3953
Lake View Dr. Two doors down from
the proposed Project at 4009 Lake View Dr.

We have lived at this address
for 35 yrs. This street has gone
from single dwelling to multi and
business dwellings, which has
changed the traffic 10 fold at least.
This street is very narrow and
we do not need any more.

So we would like you
to know we are very much

in favor of the Fenced in Parking lot Project. We Definitely do not need another Multi-Plex dwelling built on this street.

We have heard of the plans Mac Construction have and wholly agree with them.

So Please allow the Zoning to be changed so That the parking lot can be constructed

Property Description

1-07E09 Rapid City Hughes

5' of Lot 3 of Lot D of lot 2

(Dwelling)

Sincerely
Ann Filipow

Suzelle Schuch

3953 Lak View Dr

Rapid City, So. Dak.

57702

3251

As property owners in the Lakewood Drive area we would support the proposed rezoning of East 125th of the North 125th of Lot C. with the restrictions listed on the petition.

There are many children in the area on Lakewood Dr. who have to already dodge traffic just trying to get to and from school. Lakewood Dr is a very narrow street which can barely sustain vehicles meeting each other. Restricting the use of this property as listed in the petition would be more beneficial than further bogging down the area with all the additional traffic a multiple family housing project would bring.

If you have not been on Lakewood Dr personally you are not informed on this traffic situation.

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MAR 21 2001

Rapid City
Planning Department

Greg L. Bodenheimer

Cheryl A Bodenheimer

3/17/01

4016 Lakewood Dr

March 21, 2001
 Rapid City Planning Commission and
 City Council Members:

We reside and own the property at 3932 Lakeview Dr. We have recently been informed of the parking lot which is being planned for the property at 4009 Lakeview Dr. We really are not pleased with having a parking lot constructed on our street (there are already 2 of them) We do not want another Apartment Complex. Lakeview Dr. cannot handle the extra traffic. The traffic on this street now is horrible. Please allow the zoning to be changed to allow for the parking lot.

Thank You.
 Tom Tisdal
 David W. Carter

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MAR 21 2001

Rapid City
 Planning Department

A & A....

**PROFESSIONAL PROPERTY
MANAGEMENT, INC.**

01RZ005

P.O. BOX 8135
RAPID CITY, SD 57709
(605) 341-7761
FAX (605) 341-4189

3/19/2001

RE: Re-zoning for parking lot construction.

To Whom It May Concern:

I am in favor of the parking lot project. I would prefer to have a parking lot rather than a seven-plex apartment building. By adding an apartment building there will be additional traffic.

Sincerely,

Mary Riss
Mary Riss

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MAR 21 2001
Rapid City
Planning Department

March 19, 2001

Rapid City Planning Commission
Rapid City City Council members

We are LeRoy & Judy Fischer, we live at 3926 Lakeview Drive down the street from the proposed project sight at 4009 Lakeview Dr.

We are totally in favor of the parking lot project & totally against an apartment building in this spot. That would be disastrous with added traffic on this busy street & needless to say "What About the Children". Think of the danger this would bring. Please don't inflict this added problem on us & anyone, so the parking lot can go in for the businesses. We would be forever grateful. Thank you.

LeRoy & Judy Fischer

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MAR 21 2001

Rapid City
Planning Department

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MAR 21 2001

Rapid City
Planning Department

3-20-01

Rapid city planning commission
& City Council members

My name is Donna Et Lund
We live at 4006 Lakeview Dr.
We are in favor of having
the parking lot, with add
street lights, - we are against
the apartment building because
of the add traffic, weve
got two small kids +
our street is already
busy enough with car.

Thank you
Donna Et Lund



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MAR 21 2001

PETITION IN SUPPORT OF REZONE

Rapid City
Planning Department

As a residence of the Lakeview Drive area, I would agree to support the proposed rezone of the East 125 ft of the North 125 ft of Lot C (property lying immediately behind and north of the Jackson Blvd fitness center) subject to the following restrictions:

- 1) Property is to be developed as a paved parking lot and used exclusively for employee parking.
- 2) Access to the lot will be limited to Jackson Blvd.
- 3) No construction traffic will be allowed on Lakeview Drive during or after construction.
- 4) To prevent the lot from becoming an after hours gathering place, the owner agrees to install a gated entry system.
- 5) A wood privacy fence approved by the adjoining property owners will be installed on the west, east and north property lines.
- 6) Developer agrees to install minimal approved parking lot lighting as previously discussed.
- 7) Developer agrees to install a 15 ft landscape strip on the north lot line.

We feel that the restricted use of this property in this manner is superior to the prospect of another multiple family housing project located on a very narrow and dangerous street.

NAME	DATE & Address
1) [Signature]	4008 Lakeview 3/15/01
2) Earl Paylor	4008 Lakeview Dr. March 14, 2001
(2) 3) Samantha Chapman & DAD for Daniel L. Thomas	4005 Lakeview Dr. 3/14/01
4) Juan Filipez	3953 Lakeview Dr. R.C. 3/14/01
5) Lucille Schube	3953 Lakeview Dr. R.C. 3/14/01
6) David Carter	3932 Lakeview Dr. 3/14/01
7) Kim Tysdal	3932 Lakeview DR 3/14/01
8) [Signature]	3941 Lakeview Dr. 3/14/01
9) Stephanie Janson	3929 Lakeview DR RCSD 57702 3/14/01
10) John Anderson	3936 Lakeview Dr RCSD 3/14/01
11) Boyd Brademeyer	3936 Lakeview Dr. RCSD 3/14/01
12) Ty Brown	4016 LAKEVIEW DR. RC SD 3/14/01
13) RICH WINKLER	4016 LAKEVIEW DR. RC SD 3/14/01
14) Edwina Jankow	" " " "

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NAME	DATE
1) Jacqueline J. Jessor 4022 Lakeview	March 14, 2001
2) Tim Ross 4025 (Lakeview Dr)	March 19, 2001
3) Jennifer Jackson 4028 Lakeview Dr.	March 12, 2001
4) Don McMachen 4029 Lakeview dr.	March 14, 2001
5) Heidi McMachen 4029 Lakeview Dr	March 14, 2001
6) Larry Eckburg 4021 LAKEVIEW DR.	MARCH 14, 2001
7) Mayjella Eckburg 4021 Lakeview Dr.	March 14, 2001
8) Debra F. Smith 4021 Lakeview Dr.	Apr 4 March 14, 2001
9) William Neal 4021 Lakeview Dr #4	Mar. 14, 2001
10) Fran Egan 4021 LAKEVIEW DR. #1	3-14-01
11) Ken Abby 3941 Lakeview Dr.	3-14-01
12) Judy LeRoy Fischer 3926 Lakeview	3-14-01
13) LeRoy Fischer 3926 Lakeview	3-14-01

14 End for 3929 Lakeview Dr RCSD 3/14/01

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MAR 21 2001

Rapid City

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NAME	DATE
1) Erin Tysdal 3932 Lakeview DR	3/15/01
2) Paul Ellund 4006 ⁴⁰⁰⁶ Lakeview Dr	3/15/01
3) Dena Ellund 4006 ⁴⁰⁰⁶ Lakeview Dr	3/15/01
4) Kristine Brown 4002 Lakeview Dr	3/16/01
5) Rockett Eider 4243 Lakeview Dr.	3-16-01
6) Amy Brooks 4002 Lakeview Dr	3-17-01
7) Cori Meyer 4002 Lakeview Dr	3/17/01
8) Linda Peterson 3920 Lakeview Dr.	17/march/2001
9) Sarah Muehrcke 3908 Lakeview Dr	03-17-01
10) Marcia Peterson 3937 Lakeview	3/17/01
11) Jay W. 4016 Lakeview #3	OS7702
12) Jim Fisher 3936 ³⁹³⁶ LAKEVIEW DR	3-20-01
13) Dena Ellund 4006 Lakeview Dr	03-20/01

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RECEIVED

MAR 21 2001

Rapid City
Planning Department

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NAME	DATE & address
* 1) <i>Cheryl A Bedenhamer</i>	<i>3/17/01 4016 Lakeview</i>
* 2) <i>Gregg Bedenhamer</i>	<i>3/17/01 4016 Lakeview</i>
3)	
4)	
5)	
6)	
7)	
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MAR 21 2001

Rapid City
Planning Department

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NAME	DATE of Address
X 1) Mary J Riss	608 Circle Dr, RC, SD 3-16-01
X 2) Leslie Riss	608 Circle Dr 3-16-01
3)	
4)	
5)	
6)	
7)	
8)	
9)	
10)	

Rapid City Planning and Zoning Commission and Rapid City Council;
On behalf of concerned land owners, renters, neighbors;

We the undersigned-do wish to make it known that we desire NO Parking Lot nor a 7 Plex with 1.5 off-street parking places per Multiple family Dwelling at 4009 Lakeview Drive. Our concerns are Safety, Privacy, and a change in this neighborhood, which we find totally unnecessary. We would find ourselves subject to were a parking lot to be built-loitering, vandalism, and noise pollution. For example, "overspill" Beer Parties at all hours, from Canyon Lake Park. This is something that I, Samantha Hanson-find unacceptable. For health reasons, I sleep 12-14 hours per day. Once awakened, I do not fall back asleep. Construction is not conducive to rest.

Traffic on Lakeview is heavy. In all my years here, I have yet to see a vehicle observe the aped limit. A lot of pets have been hit on this street; fortunately no children have been hit yet.

As far as I am aware, the city frowns upon SPOT ZONNING, IN this case a single parcel of property is zoned general commercial in a medium density residential neighborhood. Are land evaluation is at risk. It is ~~of~~ understanding, that the city frowns upon SPOT ZONNING we deem it inappropriate.

The state of our street leaves a lot to be desired. At the western end of Lakeview dr. is a hill. At the point the street measures twelve feet wide this is not conducive to proper safety. We do realize that development will occur at some point. We only ask that it be responsible development. You may note that one petition has already been turned in favor of a parking lot. Daniel and I did sign this petition upon further reflection and investigation we have written this petition that it supercede the initial petition.

Thank you for hearing us, Samantha H., Dan T., as well as neighbors.

Once this is rezoned form medium density residential to general commercial it is unlikely that it will ever be rezoned medium density residential.

Jeff Winchester 4018 Lilac Ln.
Dumitra Plotow 4031 LILAC Ln.
Mike Roman 4033 LILAC LN.

Ty A Brown

4016 LAKEVIEW DR.

(13)

RICH WINKLER 4016 LAKEVIEW DR.

(14) Edwina Winkler

''

''

(15) PAUL EKUND

4006 LAKEVIEW DR.

(16) Sybil Sewell

4022 Lakeview Dr.

17 Heidi McMacken

4029 Lakeview Dr.

Jon McMacken

4029 Lakeview Dr.

Greg Shale

3948 Jackson Blvd