

**Re-Zoning Hearings
Pine Lawn Memorial Park
File # 03RZ002**

1. Pine Lawn Memorial Park is wondering what the purpose is of going through re-zoning a second time. This re-zoning was already approved to commercial. On a technicality (adjacent landowners to the piece of land across Hwy 16 which is not even being sold were not notified of the hearings), it has to go through review again. At the first set of hearings, the letter from Dr Sabow must have been taken under advisement and the land designation was changed to commercial. Now that it is up for review again, there are people objecting.....where were they for the first rezoning hearings?
2. The cemetery has been in existence since 1936 and it's been cemetery property for 67 years. The cemetery has made no complaints about the additional traffic on Tower Road caused by development of surrounding residences.
3. The property was appraised and in the appraisal it was noted that a funeral home would be the best use for the piece of land in question. Furthermore, if Pine Lawn sells the land, the cemetery feels a funeral home would be the best business and neighbor to be built there; far better than an apartment building or a fast food restaurant or other commercial business. An attractively built building and landscaping would enhance this area.
4. By building a funeral home on this land, it will benefit the City of Rapid City. Growth in the area has been tremendous and this area would eliminate some of the funeral processions through town and provide a funeral home in this area of the City. As the City expands even further to the south (on Hwy 16), there will be more growth in the form of many kinds of businesses. Other funeral homes in the City are located in residential areas. This funeral home would be located right across from a cemetery what better location? Also, by selling the land, the City benefits from another tax base, a substantial tax base. A funeral home will provide 5 to 6 new jobs and not affect the environment.
5. Parking: Plans are for at least 35 parking spaces which is over the requirement of City Zoning. A 3200 square foot building calls for 22 parking spaces. Plus there are additional parking spaces on the cemetery side of Tower Road. The land has ample room for the size of building and room for ample parking for the size of designed funeral home.
6. There is already a 40 room motel adjacent to the land in question. (Commercial Property) All other land on the east side of Tower Road is zoned commercial.
7. The funeral home would have outside lighting, providing ample lighting, which would make for safer travel on Tower Road. Most funerals are held during daylight hours so traffic would be minimal after 4 PM. Most visitations are held during the day.

In answer to letter of complaint: See attached letters:

1. Pine Lawn Cemetery has been in existence for 67 years. Skyline Ranch area has only been in existence for a few years and knew the cemetery would be their neighbor when they developed.
2. Funeral traffic would be on Tower Road, which is public access, not in any nearby subdivision. Most traffic for a funeral would be entering and exiting from the south end of Tower Road. The residential areas are northwest. Signs could be put up stating "No parking on shoulder of Tower Road".
3. We do not hold funerals when Church services are going on Sundays. 90% of the funerals are held Monday through Friday and usually held between the hours of 10 AM and 3 PM. The other 10% are on Saturday.
4. The proposed funeral home would have 35 or more parking spaces which would be an addition of parking spaces for funerals/burials held at Pine Lawn Memorial Park. This should alleviate traffic, not add to it.
5. Funeral traffic would be on Tower Road, not on any nearby private roads. Pine Lawn has never blocked Tower Road during a funeral procession to the cemetery and parking has not occurred on any private roads.
6. The land in question is not part of any residential subdivision and not subject to residential by-laws. The cemetery, as well as any landowners in the area use Tower Road as public access.
7. In response to Mr DeMersseman's letter, the cemetery thought that he was sent a letter of notice. Furthermore, there has been a sign posted at the cemetery notifying of the zoning change request since November 2002. Also, Mr DeMersseman's land is further away than 250 feet. Now the 2nd rezoning has changed the notices to include anyone within 1000 feet??