

2/20/03

We the undersigned property owners adjacent to or near the property under consideration in Planning Commission File Nos. 03PD004 & 03R2002 request that the latter rezoning matter be continued so that it may be considered at the same time by the Rapid City Council as the former PDD matter. This letter also constitutes our appeal of the PDD decision to the Rapid City Council.

- 1) Man Oule
Marr & Nicki Truhe (348-8500)
- 2) Mike Gould (M. Gould) 390-8888
Marnie L. Gould M. Gould 341-5396
- 3) Leana Nealsom 348-6453
CAROL CARLSON
- 4) Karen L. Mortimer 348-0777
Karen L. Mortimer
- 5.) J. David Sabow (M. Sabow) 342-4584
J. David Sabow
Andrea Sabow
ANDREA K Sabow

RECEIVED

FEB 20 2003

Rapid City
Planning Department

-----Original Message-----

From: Marnie L. Gould [mailto:marnie@mlgould.com]

Sent: Friday, February 21, 2003 11:04 AM

To: Vicki Fisher

Subject: Fw: Re-zoning request for Pinelawn Memorial Park, 4301 Tower Rd.

----- Original Message -----

From: Marnie L. Gould

To: Vicki Fisher

Cc: David Sabow

Sent: Wednesday, February 19, 2003 4:41 PM

Subject: Re-zoning request for Pinelawn Memorial Park, 4301 Tower Rd.

Please distribute to all the Planning Commission Members for meeting of Feb. 20, 2003. Thank you.

From: Marnie L. Gould
1850 Skyline Ranch Road
Rapid City, SD 57701

Feb. 19, 2003

Dear Planning Commission Members,

I am writing on behalf of myself, and my husband, Michael L. Gould, to reiterate our opposition to the re-zoning request of Pine Lawn Memorial Park and Mausoleum on the strip of land known as Lot B in Section 14, T1N, R7E. We do not oppose the Cemetery's use of the land for cemetery-type operations, which only requires a general ag zoning. However, we feel a commercial mortuary, requiring a commercial zoning, is not suitable use for the property. The sign for Pine Lawn Memorial Park states that it is a community-based, not-for-profit, cemetery association. Can a non-profit operate a commercial venture such as a mortuary? Regardless, we seek to prevent further commercial encroachment on our residential, rural neighborhood.

The following reasons support our firm feeling that this property should not be re-zoned:

1) Facility Plan:

We do not feel the property is large enough to support a mortuary and the necessary parking required for visitation services. Overflow parking on the road would result in dangerous situations. The Highway 16 Service Road and Tower Road presently are barely adequate for the use they receive. They are often traveled by bicyclists, joggers, and walkers who

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have no shoulder to retreat to when motorized traffic approaches. Added congestion from funeral visitations would worsen this situation. The proposed 35 parking spaces seem inadequate for services that may be attended by hundreds of people. Many mortuaries in Rapid City have more parking than this and still feel them to be inadequate. We have been told by a funeral director that a rule of thumb for mortuary parking is one parking space for every 2 seats in the chapel. Certainly this property site cannot accommodate that much parking.

2) Infrastructure:

Although this property is now located within the city limits, much of the usual city infrastructure is absent in this neighborhood, which enhances the rural quality desired by all the neighborhood residents:

- a) Absence of curb and gutter on the Service Road and Tower Road.
- b) Narrow and deteriorating condition of the two roads, and the lack of road shoulders.
- c) Absence of street lighting.
- d) Absence of proper drainage mechanisms.
- e) Absence of sewage service. Are there toxic chemicals from embalming which need to be disposed? Can these chemicals safely be deposited in a septic system and drain field? Does the EPA monitor this activity?
- f) Remedying these issues will detract from our rural environment and result in a more urban setting, which no one wants.

3) Property Valuation:

It is our understanding that residential property next to a funeral home is difficult to sell. One realtor has said that "nobody wants to buy a home next to a mortuary." By allowing the commercial use of this land as a mortuary, the neighboring residential property owners are adversely affected, making the property worth less, and harder to sell.

4) Highway 16 and Service Road Issues:

To get to the Service Road from Highway 16, one must use short turning lanes at a permitted speed of 60 miles per hour. This is a dark and unsafe intersection, even for those of us familiar with the road. Evening traffic at this dangerous intersection will increase substantially if the mortuary is permitted, resulting in more traffic accidents. At a minimum, the service road would need to be widened to 3 or 4 lanes, with a turning lane to avoid unsafe conditions.

In summary, we request that the City deny the rezoning request of Pine Lawn Memorial Park for the following reasons:

- 1) Unwanted traffic, noise, and light pollution within the neighborhood.
- 2) Traffic safety issues generated by a mortuary being accessed off of Hwy 16.
- 3) Questionable appropriate usage of this type of business on this small lot.
- 4) Who will end up paying for the cost of bringing the necessary (yet undesired) infrastructure to this property?

Sincerely,

Marnie and Michael Gould
1850 Skyline Ranch Road
Rapid City, SD 57701

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341-1221