

05RZ016

**From:** [Doug Vallis](mailto:Doug.Vallis)

**To:** [karen.olson@rcgov.org](mailto:karen.olson@rcgov.org) ; [bill.waugh@rcgov.org](mailto:bill.waugh@rcgov.org)

**Cc:** [mayor@rcgov.org](mailto:mayor@rcgov.org) ; [tom.johnson@rcorg.gov](mailto:tom.johnson@rcorg.gov) ; [jean.french@rcgov.org](mailto:jean.french@rcgov.org) ;  
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**Sent:** Thursday, March 10, 2005 11:03 AM

**Subject:** Beverly Healthcare - Meadowbrook - Rezoning Request

Karen/Bill

I am the neighborhood spokesman for the abutting property Owners to the Meadowbrook nursing home at 2500 Arrowhead Drive.

We all oppose the rezoning of the property from Low Density Residential to Medium Density Residential. The majority of us attended the Planning Commission meeting at City Hall this morning and voiced our opinion and submitted a signed petition formally opposing the zoning change.

The nursing home has been in our neighborhood for approximately 40 years and has been a good neighbor. The nursing home requested a rezoning to Medium Density Residential approximately 20 years, in order to expand their dining room. Again the neighbors joined together and submitted a petition opposing the rezoning, but not the dining room expansion. At the Planning Commission meeting some 20 years ago, they listened to our concerns and the fact that we did not oppose the dining room addition and simply approved the addition without rezoning the property.....end of story. We feel that action certainly set a precedent for handling the current situation, as the Owner only wants to add a simple maintenance/storage building due to lack of adequate storage space. If the previous Planning Commission can approve a \$ 500,000 dining room addition, surely the current Planning Commission can approve a \$ 30,000 storage building without rezoning the entire property.

The rezoning to Medium Density Residential would allow for up to 3 story apartment buildings to be built on the property, right in the middle of a quiet residential neighborhood. This morning the Planning Commission approved the rezoning request with the stipulation that the Owner submit a planned development for with the request. All that does is make the Owner jump thru a few extra hoops down the road if they decide to replat the property and building townhomes or apartments.

We do not want our now quiet neighborhood to be subjected to additional noise, traffic, and congestion.

We the neighbors would like to set up a time to meet with the both of you regarding this matter. The meeting needs to occur prior to the City Council meeting on March 21, 2005 @ 7:00 PM.

Please contact me via email or telephone at the number listed below.

Sincerely,

Douglas E. Vallis  
2527 Junction Drive  
Rapid City, SD 57702-4235  
605-341-1250 (Tele/FAX)

## REZONING REQUEST FILE 05RZ016

We the undersigned property Owners, that have lots abutting Lot C of the SW1/4 NW1/4 Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, commonly referred to as 2500 Arrowhead Drive, have no problem with the City allowing Beverly Healthcare - Meadowbrook to modify, remodel, or construction of small additions to the existing building, or construction of a small maintenance building under the current zoning - Low Density Residential District. We do however oppose the rezoning of the property to Medium Density Residential District that has the potential of allowing multi-family housing units up to 3 stories. There currently are no multi-family housing units in the surrounding neighborhood and would adversely affected due to increased traffic and noise. Additionally, existing views and property values would be affected.

PRINTED NAME	SIGNATURE	ADDRESS	TELEPHONE #
Geraldine & Roland Larson	Geraldine H. Larson	2515 Junction Dr. Rapid City, S.D. 57702	721-4550
Timothy & Ann Mitchell	Timothy Mitchell	2509 Junction Drive Rapid City, SD. 57702	348-2249
Donald & DONNA KENNEDY	Donna Kennedy	2329 CAMERON DR. Rapid City, SD 57702	348-1848
Claudette & Lyle Lewis Claudette & Lyle Lewis	Claudette & Lyle Lewis	2906 Tomahawk Rapid City SD. 57702	721-1958
J. Bruce Horn	J. Bruce Horn	2912 Tomahawk Dr. Rapid City, SD 57702	721-2912
DOUGLAS E VALLIS Shelli M. Vallis	Douglas E Vallis Shelli M. Vallis	2527 JUNCTION DR RAPID CITY, SD 57702	721-7780
Sally Burgess	Sally Burgess	2325 Cameron Dr Rapid City, SD 57702	716-9798
Jerry Reid	Jerry Reid	2312 Arrowhead Dr Rapid City, SD 57702	605/721-7789
SHARON REID	Sharon J Reid	2312 ARROWHEAD DR RAPID CITY, SD 57702	721-7789
ELLEN ROSENE	Ellen Rosene	2403 CAMERON DR. RAPID CITY, SD 57702	721-7245

Growth Management Department  
300 6th Street, Rapid City SD  
57701

*MAR 5*

Dear Sir

Reference zoning file number 05RZ016 this communication is my formal notice of opposition to the referenced rezoning. My address is 2306 Arrow Head Drive and it is used for residential living by myself and wife. Some of my reasons for opposing the rezoning is that the Beverly facility is not a very good neighbor at the present time and any further expansion on their behalf would just compound the already problems the exist . In addition expansion of said facility would add to the already high traffic flow and in a residential area increasing the possibility of more emergency vehicles it jus does not seem logical to give additional expansion authority through rezoning and forget that it will have adverse impacts on property sales of those existing residential properties as well as many other things.

Thank You:



Richard A. Frankle  
2306 Arrow Hd Dr  
Rapid City SD 57702

**RECEIVED**

**MAR - 7 2015**

**Rapid City Growth  
Management Department**