

ORTHOPEDIC LAND COMPANY, LLC

November 19, 2004

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Rapid City Growth
Management Department

Mayor Jim Shaw
300 6th Street
Rapid City, SD 57701

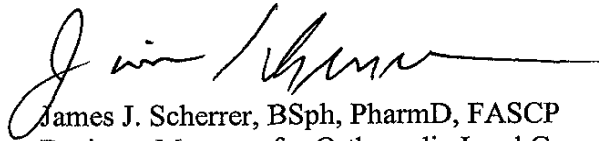
Dear Mayor Jim Shaw:

The purpose of this letter is to provide my comments on behalf of Orthopaedic Building Partnership, LLP (OBP) and Orthopedic Land Company, LLC (OLC) in connection with the revised Future Land Use Map for the Highway 16 Corridor area which was adopted by the City Planning Commission on October 14, 2004 (FLU Map). My comments are confined to the zoning designation for the land space that is owned by OLC and OBP which is designated as General Commercial along Hwy 16 and as PRD 2.5 DU/acre on a portion and PRD 2.0 DU/acre on a portion. The attached map shows OLC and OBP property within the green shaded area.

We support the designations assigned to the OLC and OBP land bordering Hwy 16 on the FLU Map. We support responsible and environmentally compatible development. Our past actions and future plans demonstrate our commitment to these principles. The PCD, PUD, and PRD requirements and the sensitivity of the Planning Commission and staff to protecting the integrity of the pathway to the Black Hills will adequately address concerns about how commercial and residential development will occur in this area. With responsible development, the zoning designations assigned to OLC and OBP land will not conflict with the best interests of the City, tourism, and preserving the intimate, real west feel of the Black Hills.

I look forward to working with you and staff to address any questions or concerns you have regarding the matters discussed in this letter. Please don't hesitate to contact me if you have any questions or need additional information. Thanks for your thoughtful attention to this matter.

Sincerely,



James J. Scherrer, BSph, PharmD, FASCP
Business Manager for Orthopedic Land Company,
LLC and Orthopaedic Building Partnership, LLP

C: Marcia Elkins and Patsy Horton, City Planning Dept.
Patrick G. Goetzinger
Doug Sperlich

US Highway 16 Neighborhood Area Future Land Use Map

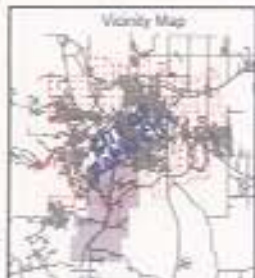
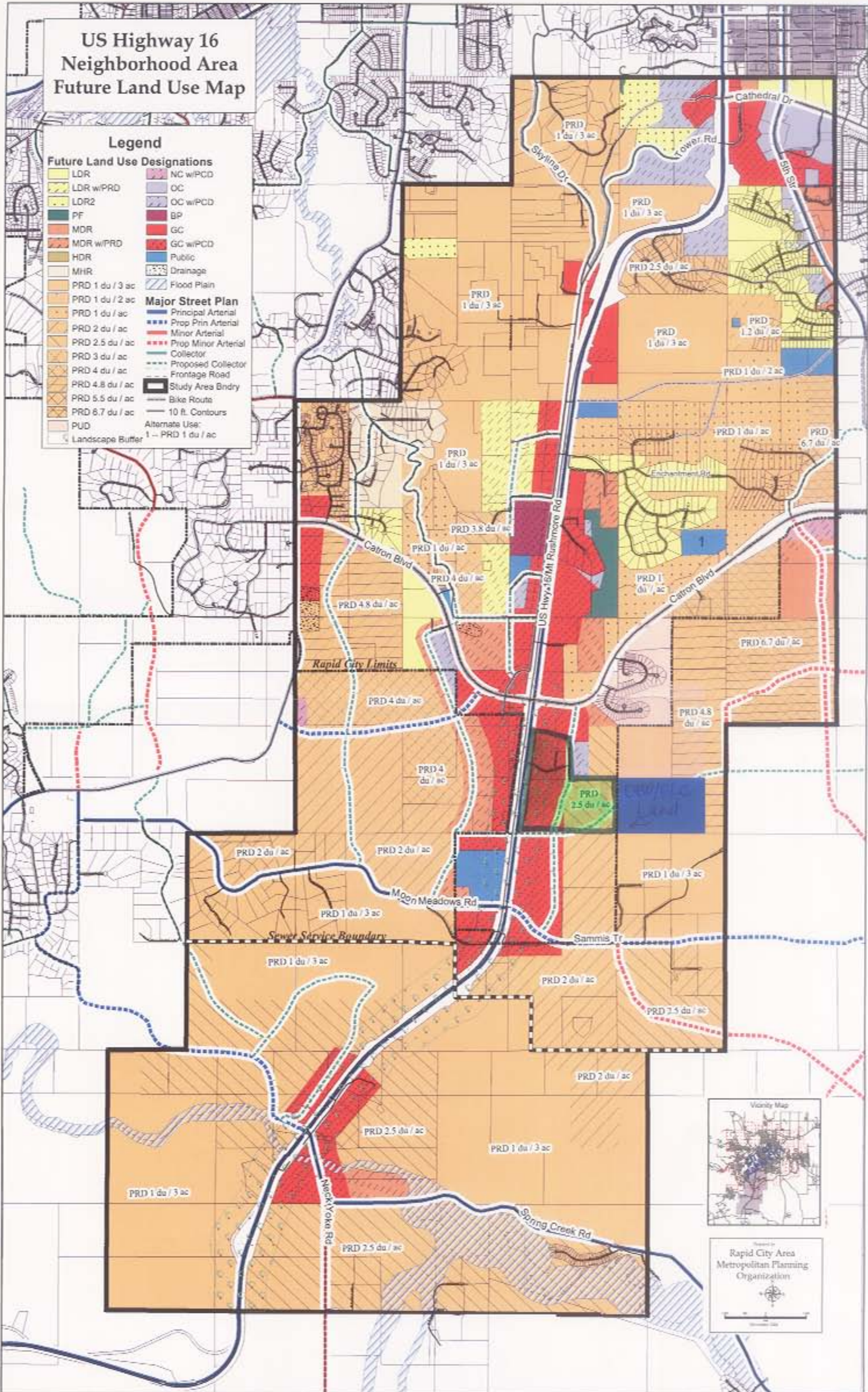
Legend

Future Land Use Designations

- | | | | |
|--|------------------|--|-------------|
| | LDR | | NC w/PCD |
| | LDR w/PRD | | OC |
| | LDR2 | | OC w/PCD |
| | PF | | BP |
| | MDR | | GC |
| | MDR w/PRD | | GC w/PCD |
| | HDR | | Public |
| | MHR | | Drainage |
| | PRD 1 du / 3 ac | | Flood Plain |
| | PRD 1 du / 2 ac | | |
| | PRD 1 du / ac | | |
| | PRD 2 du / ac | | |
| | PRD 2.5 du / ac | | |
| | PRD 3 du / ac | | |
| | PRD 4 du / ac | | |
| | PRD 4.8 du / ac | | |
| | PRD 5.5 du / ac | | |
| | PRD 6.7 du / ac | | |
| | PUD | | |
| | Landscape Buffer | | |

Major Street Plan

- | | |
|--|-------------------------------------|
| | Principal Arterial |
| | Prop Prin Arterial |
| | Minor Arterial |
| | Prop Minor Arterial |
| | Collector |
| | Proposed Collector |
| | Frontage Road |
| | Study Area Bndry |
| | Bike Route |
| | 10 ft. Contours |
| | Alternate Use:
1 - PRD 1 du / ac |



Prepared by
Rapid City Area
Metropolitan Planning
Organization