

March 25, 2006

06CA007

Growth Management Dept.
300 6th St.
Rapid City, S.D.

Our address is -
1523 Morningside Dr.
Legal description is -
Block 2, Lot 7
Morningside addition

We are very concerned
and opposed to the
re-zoning of Lot B, Morningside
addition to Medium density.

Our concern is that when
that hill is disturbed
the shale will come tumbling
right in our back door.
This happened in the 70's
after a big hard rain.
We don't need it again.

Donna Lou Vetch
Donald J. Vetch

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

From: Leon Ewert [mailto:cw3lhewert@msn.com]

Sent: Monday, April 03, 2006 8:37 AM

To: CouncilGroup@rcgov.org

Subject:

Dear Council Members,

I am Leon H Ewert, residing at 1524 Morningside Dr. Rapid City. I am writing to you about the scheduled hearing of item [No. 06CA007](#) at tonight's (April 3) council meeting. This item is asking for rezoning of Lot B of Morningside addition from a low density residential to a medium density residential area. This particular piece of property is a spur with very steep sides running diagonally thru the property from southeast to northwest. There is no area that would accommodate a building of any size on this property that would not impact the community and especially the 5 lots backing into Lot B from Morningside Dr with construction debris, drainage and erosion problems not to mention the loss in property values of the whole Morningside Dr community because of multifamily dwelling towering above the surrounding houses. The southern part of this lot is already medium density residential probably zoned some time ago before most of the current residents resided there. This part of the property is not a level surface either. Any building on any of this Lot B will cause drainage problems compounded by the already crowded and filled natural drainage corridor on the South end of this property.

There are already multifamily housing units further south of Morningside Addition and I understand that one of the bigger ones cannot maintain full capacity as it is. Mr. Maxwell of the Planning and Zoning department informed me that there is also an approved apartment building for the area just south of the Thrush St access. This area is a plot of ground that is filled with overburden from other building in the area and the main drainage from several hundred acre's of steep terrain to the West of the Morningside addition. There are two areas that become ponds and a large ditch going thru this plot also.

The Planning and Zoning committee has recommended a Denial without Prejudice of this application at the March 23rd meeting.

I would ask the the Council to also deny this application. This area is not applicable to multifamily housing units without major disruption to this neighborhood.

Sincerely
Leon H Ewert