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**From:** Ted Schultz [mailto:TedS@cetecengineering.com]

**Sent:** Monday, November 20, 2006 4:47 PM

**To:** planning.commission@rcgov.org

**Cc:** marcia.elkins@rcgov.org; vicki.fisher@rcgov.org; DaveS@FountainSprings.net; jaynes@fountainsprings.net; RichM@cetecengineering.com

**Subject:** Fountain Springs Park Subdivision

Dear Planning Commission Members:

I am writing on behalf of Franklin Simpson regarding Items 42-45 on the 11-22-06 Planning Commission Agenda. Simpsons' have met with the Growth Management Department and adjacent landowner Mr. Jim Bailey concerning the proposed layout plat.

The proposed layout plat provides platting of Phase 1 for an extension of new Senior housing. This use is similar to the housing currently under construction along Harmony Heights Lane and Sunny Springs Drive. Future platting of Phase 2 and 3 will be completed at a future date.

Phase 2 and 3 are located on Future Minor Arterials and will provide a buffer between the MDR and Light Industrial to the west. The Owner does not have potential buyers of lots in Phase 2 and 3 at this time. We feel it is unfair to force Mr Simpson to develop his entire property and build all of the necessary street improvements for lots that may or may not be sold. This is forced platting and phasing. Will this method of forced phasing be required on all development tracts in Rapid City? The proposed street layout follows the intent of the Major Street Plan and provides lots on each side of the future streets. We ask that you support these items on 11-22-06 as they are in accordance with good land planning principles and economical viability.

Mr. Bailey has not started any improvements at this time, but he does have access to Commerce Road. Mr. Bailey also purchased the property with this current access situation and this platting will not make the situation worse. The platting of Phase 1 is a step in the right direction for all parties. We feel it is unreasonable to force one Developer to construct improvements just to suit undeveloped property that already has access. Each project must be bonded, financed and repaid in a reasonable period to make the project feasible. If Phase 1 and Phase 2 must be combined then the project will become unfeasible and will not be built.

If you have any questions please contact me. Thank you.

Ted Schultz

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