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November ~~18~~ 2007

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NOV 20 2007

Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701

Rapid City Growth
Management Department

RE: Case #07PD087, appeal to City Council

To Whom It May Concern:


I would like to appeal Case #07PD087 to the City Council for the reasons I stated in my original letter, and as follows:

The 4 units/acre is uncalled for and sets a precedent for rezoning the remaining acreage to the 4 units/acre which would mean that there could be as many as 100 additional units in an area that has only one access. The total number of units would be over 150 with only one access. The City & staff keeps relying on the Major Street Plan that shows a collector street through Spring Brook Acres open space, where a roadway is NOT dedicated, and then on through the PRIVATE STREETS within Spring Brook acres. The collector street through a single family residential area with private streets is not warranted and is not wanted by the residents of Spring Brook Acres.

The issue of only one access was first brought to the attention of the City in February, 2006 and has been brought to your attention on 3-4 other occasions. I previously sent a memorandum to the City Council (copy attached) regarding the rezoning.

Therefore I would like to request that the City pay attention to the fact that there is only one access and begin immediately on planning a second access to these properties, **and NOT through Spring Brook Acres.**

Sincerely,



Spring Brook Acres Water Users Association,
Fred Weishaupl, President
2602 Spring Brook Rd.
Rapid City, SD 57702
(605) 342-1928

Fred Weishaupl**RECEIVED**

From: <fredandkaryl@rap.midco.net>
To: <councilgroup@rcgov.org>
Sent: Monday, October 01, 2007 11:14 AM
Subject: Case #07RZ067 (#55 on your agenda)

NOV 20 2007

**Rapid City Growth
 Management Department**

Mayor & City Council:

I have some concerns about Case #07RZ067 on your October 1, 2007 agenda:

1) The item has not yet been approved by the Planning Commission. I understand that this is only first reading, but by hearing it before the Planning Commission hears it gives one the impression that this is a done deal and discourages citizens from speaking out on the item.

2) The rezoning is asking for a Low Density Residential with a maximum of 4 units to the acre. The existing Villagio project is zoned 2.5 units per acre. The Abner George & Dawn Mazzio properties were recently zoned to one unit per acre. The Ham property (which this case is a part of) is zoned AG. The problem arises with this request is that it is setting a precedent for the remaining Ham property (20+ acres) to be rezoned for the same 4 units per acre, in essence apartments.

3) The developer has indicated that they want to increase the size of 4 existing lots, and all would be over 0.7 of an acre which would allow for duplexes in most cases. The rest of the subdivision has single family residences planned, so why then do they want to enlarge 4 lots that are already less than .5 acres each.

4) Last but not least, adding more residences to the area will only increase the traffic on an area that has only ONE access and without a second access being available or planned!

I ASK THAT YOU AT LEAST CONTINUE THIS ITEM TO YOUR NEXT MEETING TO GIVE THE PLANNING COMMISSION TIME TO DEAL WITH IT.

I will not be in attendance at tonight's meeting, however I will be in attendance at the Planning Commission meeting on October 4, 2007.

Fred Weishaupl
 2602 Springbrook Rd.
 Rapid City, SD 57702
 (605) 342-1928

11/12/2007