

**Double L Properties**  
**4248 Westview Estates Drive**  
**Rapid City, SD 57702**  
**605-348-0542**

**Jennifer Landguth      Jeff Lage**  
**381-8273                      381-2003**

Dear Members of the Rapid City Council,

Greetings! At your last Council meeting you approved and Ordinance change No. 5359 to rezone 2935 Sheridan Lake Road from Low Density Residential District to Neighborhood Commercial District. At your next council meeting, on Tuesday evening, you will have the opportunity to approve a second reading on this ordinance change along with a change to the to the comprehensive land plan. We are asking for your support of this change and rezone as presented.

As background on the property. We are in the process of purchasing this property for the owner Marcia Shaver- Houk. In the 70's this home was a commercial business housing Houk's Sporting Goods. Currently, the property houses one single family rental home that is in a severe deteriorating condition. The only neighbor who spoke at planning commission told me after the meeting that the neighbors call it the "drug house" because of the condition of the home and the number of people coming into the home and leaving. (Those were her words and we don't know of any illegal activities taking place.) We have looked at the house and it needs to be demolished.

Our reason for asking for the zoning change is so that we can build an office for ourselves with space for rent. Because we are in the construction business and have a home organizational division, we do not qualify for any other use. We will not be storing anything outside and our goal is to construct a building that shows the type of construction that we are known for doing, high quality with good curb appeal.

Because of the location on Sheridan Lake Road, the price of the property and current construction costs, the location does not lend itself for construction of a single family residence, and to subdivide for residential with driveway access onto Sheridan Lake Road is not safe.

With the scarcity of land on the West side of town, we believe that a neighborhood commercial designation is the highest and best use of the property and that our proposed building design will be attractive and a benefit to the neighborhood. We don't believe there will be an increase of traffic on Sheridan Lake Road. Currently there is Neighborhood Commercial zoning with Common Cents across the street and Office Commercial usage with Lutheran Social Services across the street. We can see other offices locating here, a nice sandwich shop, and do not want to see any use that is in contradiction with the neighborhood or our business.

We enjoyed the discussions at Planning Commission and their reception to the project was positive. They passed our items onto you with a recommendation for denial without prejudice. I have attached a conceptual building picture that gives you an idea of the type of building style that we would like to build and occupy.

We are asking for your approval at this meeting so that we can get our project designed and built and remove an eye sore of a house. Our project will increase tax values and produce added sales tax opportunities.

We appreciate your support. If you have any questions, please feel free to contact us.

Best regards,

Jennifer Lage Landguth and Jeff Lage