

Rezoning Proposal
Mobile Home Residential District
OPEN HOUSE
January 27, 2011

Name(s): JANET NOBLE
Address: 2824 Willow Ave, RC, SD 57701

Phone Number: 348-4086

I (We) own Property within the proposed rezoning area
Yes _____ No X

I (We) have the following comments regarding rezoning of this area: _____

Leave the zoning of these areas
as a low Density Residential District.

I (We) believe that a proposed rezoning will have the following impact on ~~our~~ ^{the} property: _____

Lower property values & inherent
aesthetic appeal of the area. Permanent
homes are safer & more valuable in the long term.

Please include any additional comments you may have concerning this proposal. _____

I go by this area on a regular basis
and believe strongly that allowing mobile
homes to become more prevalent will cause greater negative
issues for the city & community.

Please submit comments by February 11, 2011 to the following:

Karen Bulman, Planner II
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

Janet M. Noble

Rezoning Proposal
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January 27, 2011

Name(s):

Address:

Ron Reub

Phone Number:

484-6831

I (We) own Property within the proposed rezoning area

Yes No

I (We) have the following comments regarding rezoning of this area: _____

I would like to have it rezoned for mobile home with proper & fair restrictions

I (We) believe that a proposed rezoning will have the following impact on our property:

Someday I would like the option to upgrade my property - Replace current Home with a newer, single more likely Double wide

Please include any additional comments you may have concerning this proposal. _____

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Name(s): Vivian Reub
Address: _____

Phone Number: _____

I (We) own Property within the proposed rezoning area
Yes No _____

I (We) have the following comments regarding rezoning of this area: _____

I (We) believe that a proposed rezoning will have the following impact on our property:

I would like it to rezone, we own
~~a single~~ a single wide and would
like to move it out and but a double wide in.

Please include any additional comments you may have concerning this proposal. _____

Please submit comments by February 11, 2011 to the following:

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Name(s): SIDNEY & JENIFER NACHTIGALL
Address: 2011 S. VALLEY DRIVE AND 2100 PECAN LAWE
Phone Number: 343-1290

I (We) own Property within the proposed rezoning area
Yes No

I (We) have the following comments regarding rezoning of this area: _____

I WOULD PREFER THAT THE AREA REMAIN
AS IS ACCORDING TO ZONING AREA

I (We) believe that a proposed rezoning will have the following impact on our property:

LOWER PROPERTY VALUES
HARD TO SELL PROPERTY IN FUTURE
CRIME FROM UNSTABLE NEIGHBORHOOD

Please include any additional comments you may have concerning this proposal. _____

~~WE WANT TO~~

Please submit comments by February 11, 2011 to the following:

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Rezoning Proposal
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Name(s):
Address: Bob and Sandi Haskell

Phone Number: 484-3041

I (We) own Property within the proposed rezoning area
Yes No

I (We) have the following comments regarding rezoning of this area: _____

respectfully request the city decline request
for the property along south valley drive to be
REZONED.

I (We) believe that a proposed rezoning will have the following impact on our property:

Lower Value

Please include any additional comments you may have concerning this proposal. _____

I think the party requesting the rezoning should
be responsible for any financial loss to any
homeowners in the Area, should value be lowered

Please submit comments by February 11, 2011 to the following:

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January 27, 2011

RECEIVED

Name(s): Norman & Lorayne Whitehead
Address: 8105 S Valley Dr

JAN 31 2011

Phone Number: 342-4117

Rapid City Growth
Management Department

I (We) own Property within the proposed rezoning area
Yes No

I (We) have the following comments regarding rezoning of this area: The rezoning
of the area described is not going to do anything to enhance the area.
It will devalue any land that the mobile home park may be close to.
If you look at other Parks, they are not kept up. The Owners say they will
only allow certain age trailers. When they can't fill their lots, they reduce
their standard and allow older unkept trailers in, ie skirting off, windows
broken, screen doors falling off. It becomes TRASH We do not need this
there are enough mobile home parks in R.C. If there was a need for more
I (We) believe that a proposed rezoning will have the following impact on our property:

Our property is next to the nursery. When they don't want the nursery any longer
it would be a good place for a Park. We get enough trash from them as it
is, ie. H₂O Heater, mattresses laying in a pile & piles of tree Branches & that ->

Please include any additional comments you may have concerning this proposal. _____

We are definitely Against any changes in zoning.

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It would be worth considering. But there are empty lots all over town.

from a business! The MHR prevents viable business from coming in, it B+B, assisted living. These places are governed by state regulations & standards which a mobile home park does not & it doesn't upgrade the area.

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Name(s): DOUG & JULIE ZASTROW
Address: 2315 S. VALLEY DR.
Phone Number: 391 2144 341 3467

I (We) own Property within the proposed rezoning area
Yes No

I (We) have the following comments regarding rezoning of this area: WE WERE SOME OF THE FEW WHO SUPPORTED ANNEXATION BY THE CITY EXPECTING THAT THEY WOULD NOT ALLOW THE CONTINUED DECLINE IN AN AREA THAT WAS POORLY DEVELOPED IN THE BEGINNING. MY UNDERSTANDING WAS THAT THE CITY WOULD KEEP MOBILE HOMES IN "TRAILER PARKS"; NOT ALLOW THE "HODGE PODGE" OF DWELLINGS THAT WEST RIVER COUNTY GOVERNMENTS ARE KNOWN FOR.

I (We) believe that a proposed rezoning will have the following impact on our property:

OVERALL QUALITY OF THE NEIGHBORHOOD CAN ONLY DECLINE. HOW CAN ALLOWING TRAILER HOUSES NEXT TO CONVENTIONAL HOUSES BE GOOD FOR A NEIGHBORHOOD?

Please include any additional comments you may have concerning this proposal. LOOK AT YOUR TOWN! EXCEPT FOR THE WEST SIDE, THE QUALITY NEIGHBORHOODS ARE ALWAYS ON THE EXTREME SOUTH EDGE OF TOWN. WITHIN 30 YEARS THOSE PARTS OF TOWN ARE BECOMING A LOW INCOME, RENTAL AREA.

Please submit comments by February 11, 2011 to the following:

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Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

RECEIVED
JAN 31 2011
Rapid City Growth
Management Department

Bulman Karen

From: Scott Engmann [scott@blackhillshabitat.org]
Sent: Thursday, January 27, 2011 8:44 AM
To: Bulman Karen
Subject: Mobile Home Res dist rezoning
Attachments: image001.jpg; image002.png

Future Land Use Committee:

The Black Hills Area Habitat for Humanity is the owner of 3 future Habitat home sites on Pecan St in the proposed rezoning area, for which we plan to begin building upon in March of 2011.

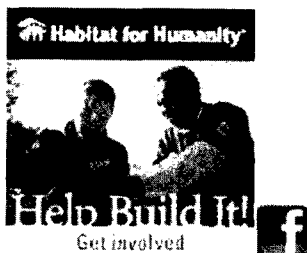
After careful consideration from Habitat staff and site committee members of the Black Hills Area Habitat for Humanity, including engineers, builders and realtors, it is our opinion that mobile homes are better suited to mobile home parks or developments that were created for that specific use. We believe that the mix of mobile homes and single family residences is not in the best interest of current and future Home owners in the mid-long term.

Therefore, we believe that LDR zoning would be the preferred zoning for the area in discussion.

Sincerely,

R. Scott Engmann

R. Scott Engmann, BA, MDiv
Executive Director
scott@blackhillshabitat.org
605.348.9196 office
605.415.1545 mobile
605.721.6949 fax
www.blackhillshabitat.org



About Layers Legend Search Selection Set Keymap Bookmarks Print Map Set



Copyright © City of Rapid City. Parcel line:

Scale: 1: 2,157

Quick View: Select a location

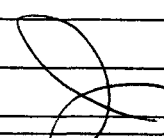
Map Tool: **Identify**

Active Layer: Tax Parcels

FOR Karen
 DATE 1/27 TIME 11:23 AM
 FROM David Scovel
 FIRM _____
 PHONE 484-9506
 FAX AREA CODE _____ NUMBER _____ EXTENSION _____
 MOBILE AREA CODE _____ NUMBER _____ TIME TO CALL _____

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>
WAITING TO SEE YOU	<input type="checkbox"/>	HOLDING LINE	<input type="checkbox"/>

MESSAGE
Annexation
NO
new zoning

SIGNED 

FORM 4007 MADE IN U.S.A.

MESSAGE

RAPID CITY

Owner city: SD
 Owner state: 57703
 Owner zip: 5997
 Owner zip +4: 32000
 Land assessment: 55600
 Non-ag struct. assess.: 0
 Ag structure assess.: 87600
 Total assessment: N
 Land use code: D
 Land type code: 1
 Improvements code: 4D RCYS
 Tax districts code: 6090
 Subdivision code: QC
 Deed type: 01
 Deed recording month: 03
 Deed recording day: 84
 Deed recording year: 21
 Book number: 6367
 Page number:



Geocortex

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Name(s):
Address: Ellen Bahr

Phone Number: _____

I (We) own Property within the proposed rezoning area
Yes No _____

I (We) have the following comments regarding rezoning of this area: _____

I am strongly opposed to rezoning the
properties located along South Valley Drive
from Low Density Residential District to Mobile
Home Residential District

I (We) believe that a proposed rezoning will have the following impact on our property:

lower my property value & make it harder
to sell in an already depressed market.

Please include any additional comments you may have concerning this proposal. _____

In the outlined area there are very few
lots available for development. The area is
about 85% stick built homes with very few mobile

Please submit comments by February 11, 2011 to the following:

homes located
in the outlined
area.

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JAN 24 2011

Rapid City Growth
Management Department

Name(s)

Address: BRUCE & SUSAN KRAEMER, 2532 LONG ACRE DR.

Phone Number: 347-0671, 484-0463

I (We) own Property within the proposed rezoning area
Yes No

I (We) have the following comments regarding rezoning of this area: QUALITY
OF LIFE WILL DECREASE IF REZONED TO INCLUDE
MOBILE HOMES.

I (We) believe that a proposed rezoning will have the following impact on our property:

LOWER ASSESS VALUE ON OUR HOUSE & PROPERTY.
ATTRACT LOW INCOME RESIDENCE, INCREASED CRIME
MORE DIFFICULT TO SELL MY PROPERTY

Please include any additional comments you may have concerning this proposal.

IT IS A STEP IN THE WRONG DIRECTION.
WE OPPOSE THIS REZONING PROPOSAL. MORE WORK
FOR RC CODE ENFORCEMENT OFFICERS

Please submit comments by February 11, 2011 to the following:

Karen Bulman, Planner II
Rapid City Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

Map Service: -Select from the following-

- About
- Layers
- Legend
- Search
- Selection Set
- Keymap
- Bookmarks
- Print Map
- Settings
- Help
- PDF Maps
- Exit



Identify Results

Coordinate Position

NAD 1983 SP SD South FT: 1222240, 643924
Geographic: 44° 3' 54.0" N, 103° 10' 23.

Tax Parcels

Parcel ID number: 3808231008
Tax ID: 4338

Property address: 2532 LONG ACRE DR
Legal description: LOT 4
Subdivision: LONG ACRE SQUARE

Section: 8
Township: 1
Range: N
Range direction: 8
Acres: E
0.9

Property owner: BRUCE KRAEMER
2nd owner: SUSAN

Owner address: 2532 LONG ACRES
Owner city: RAPID CITY
Owner state: SD

Owner zip: 57703
Owner zip +4: 5992

Land assessment: 36000
Non-ag struct. assess.: 101100

Ag structure assess.: 0
Total assessment: 137100

Land use code: N
Land type code: D

Improvements code: 1
Tax districts code: 4D RCVS

Subdivision code: 3485
Deed type: QC

Deed recording month: 10
Deed recording day: 26

Deed recording year: 10
Book number: 203

Page number: 4641

Scale: 1: 1,387

Quick View: Select a location Map Tool: **Identify** Active Layer: Tax Parcels

About Layers Legend Search Selection Set Keymap Bookmarks Print Map
 Copyright © City of Rapid City, Pa
 BLANCH DR
 EDELL LN
 GARDEN LN
 S WALK DR
 8
 9
 444th
 CN RAMP S
 OFF RAMP N
 Scale: 1: 4,653
 Quick View: Select a location
 Map Tool: **Identify** Active Layer: Tax Parcels

1-20-11
 Denny McNabb - wanda@lth -
 OK - only covered to the ground
 next along E. side
 heavy Mud tracking for soil
 Soil team who was the road!

1-21-11
 Jim Bickett - NO MAX!
 going to get 1 night or 2 weeks.
 This would be a big project!

Owner address: 2917 GARDEN LN
 Owner city: RAPID CITY
 Owner state: SD
 Owner zip: 57703
 Owner zip +4: 6043
 Land assessment: 66000
 Non-ag struct. assess.: 76100
 Ag structure assess.: 0
 Total assessment: 142100
 Land use code: N
 Land type code: D
 Improvements code: 1
 Tax districts code: 4D RCVS
 Subdivision code: 9145
 Deed type: QC
 Deed recording month: 08
 Deed recording day: 05
 Deed recording year: 03
 Book number: 120
 Page number: 2818

Map Service: -Select from the following-

- About
- Layers
- Legend
- Search
- Selection Set
- Keymap
- Bookmarks
- Print Map
- Settings
- Help
- PDF Maps
- Exit



Identify Results

Coordinate Position
 NAD 1983 SP SD South FT: 1222419, 644219
 Geographic: 44° 3' 57.0" N, 103° 10' 20.1"

Tax Parcels
 Parcel ID number: 3808231004
 Tax ID: 43538
 Legal description: LOT B
 Block: 6
 Subdivision: RAPID VALLEY SUB
 Section: 8
 Township: 1 N
 Township direction: N
 Range: 8 E
 Range direction: E
 Acres: 0.4
 Property owner: DENNIS K MCNABB
 Owner address: 2603 E SAINT FRANCIS ST
 Owner city: RAPID CITY
 Owner state: SD
 Owner zip: 57703
 Owner zip +4: 5930
 Land assessment: 32000
 Non-ag struct. assess.: 500
 Ag structure assess.: 0
 Total assessment: 32500
 Land use code: N
 Land type code: D
 Improvements code: 1
 Tax districts code: 4D RCVS
 Subdivision code: 5160
 Deed type: WD
 Deed recording month: 03
 Deed recording day: 03
 Deed recording year: 03
 Book number: 112
 Page number: 1234
 Seller page number: 0

Geocortex

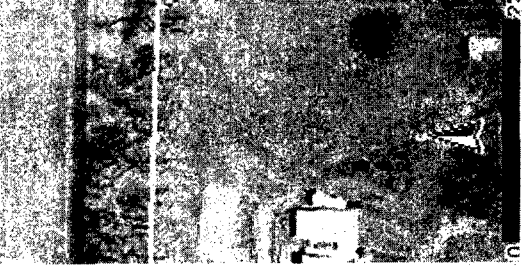
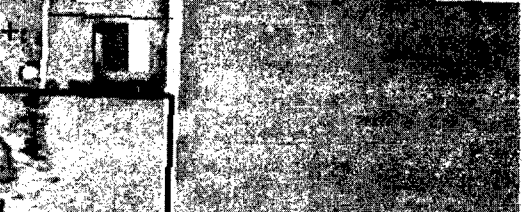
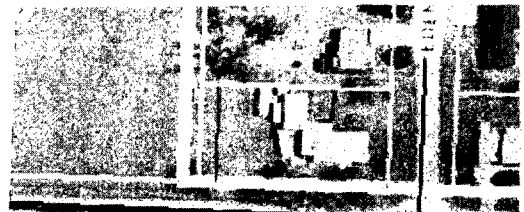
Scale: 1: 2,326 Quick View: Select a location Map Tool: Pan Active Layer: Tax Parcels

About Layers Legend Search Selection Set Keymap Bookmarks Print M



1-21-11
Babe - Not for it - but if he lives long enough, it might be his advantage...
Kochhaus
Jordan Koch
N. Pine Prairie
Shaw
605-499-0326
1715 Flegmonta Lane
57301
Kochhaus@pie.mtco.nd

RAPID CITY
Owner city: SD
Owner state: 57703
Owner zip: 5909
Owner zip +4: 36000
Land assessment: 82400
Non-ag struct. assess.: 0
Ag structure assess.: 118400
Total assessment: N
Land use code: D
Land type code: 1
Improvements code: 4D RCVS
Tax districts code: 3485
Subdivision code: QC
Deed type: 10
Deed recording month: 30
Deed recording day: 08
Deed recording year: 184
Book number:



Rezoning Proposal
Mobile Home Residential District
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January 27, 2011

Name(s): Dotti Knutson
Address: _____
Phone Number: 430-9021

I (We) own Property within the proposed rezoning area
Yes No

I (We) have the following comments regarding rezoning of this area: _____

Do Not Want
you people have messed w/ us
enough. Leave us alone
Freitag Stay out of our neighborhood

I (We) believe that a proposed rezoning will have the following impact on our property:

Loss of Property Value
Unsitey mess we have now
Come look at trailer courts - B's mess

Please include any additional comments you may have concerning this proposal. _____

NO More Mobile Homes

Please submit comments by February 11, 2011 to the following:

Karen Bulman, Planner II
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300 Sixth Street
Rapid City, SD 57701
(605) 394-4120

Rezoning Proposal
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January 27, 2011

Name(s): Jason Ranken Ranken
Address: _____

Phone Number: 342-0833

I (We) own Property within the proposed rezoning area
Yes No

I (We) have the following comments regarding rezoning of this area: For the

property values alone, no on the trailer park,

To much added traffic, ↑ crime,

South valley has to be one of the busiest dead end
streets in Rapid City. New access is needed

I (We) believe that a proposed rezoning will have the following impact on our property:

decreased value, more police presence on South valley
more traffic all equals ↓ value

Please include any additional comments you may have concerning this proposal. _____

More single family dwellings and perhaps a park

no more trailer parks / Does the trailer court
already there meet all local codes?

Please submit comments by February 11, 2011 to the following:

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Rapid City, SD 57701
(605) 394-4120

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January 27, 2011

Name(s):
Address: Jeanie Jones

Phone Number: 348-1732

I (We) own Property within the proposed rezoning area
Yes No

I (We) have the following comments regarding rezoning of this area: _____

leave zoning alone

I (We) believe that a proposed rezoning will have the following impact on our property:

Loss of Property Value

Please include any additional comments you may have concerning this proposal. _____

Stay out of our Neighborhood
you messed w/ us ~~enough~~ enough
Friday Stay in your Neighborhood

Please submit comments by February 11, 2011 to the following:

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Rapid City, SD 57701
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Name(s): Randy Roney
Address: 2726 Garden Lane

Phone Number: 605-484-4121

I (We) own Property within the proposed rezoning area
Yes No

I (We) have the following comments regarding rezoning of this area: _____

This makes no sense. I am opposed!

I (We) believe that a proposed rezoning will have the following impact on our property:

I think this will lower our home values.

Please include any additional comments you may have concerning this proposal. _____

Please submit comments by February 11, 2011 to the following:

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Rezoning Proposal
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Name(s): Karen Romey
Address: _____
Phone Number: 341-0354

I (We) own Property within the proposed rezoning area
Yes No

I (We) have the following comments regarding rezoning of this area: _____

I am opposed to the proposed rezoning.
There is no justification for the proposal and
make's no sense to encourage a mixture of
single family stick built homes and mobile homes -
That is the purpose of zoning! To avoid this!

I (We) believe that a proposed rezoning will have the following impact on our property: _____

It will have a negative impact on our
Property!

Please include any additional comments you may have concerning this proposal. _____

The areas surrounding this proposed rezoning have
worked very hard to improve the area and their
homes! Why go backwards!

Please submit comments by February 11, 2011 to the following:

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Rapid City, SD 57701
(605) 394-4120

Rezoning Proposal
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Name(s): _____
Address: William & Donna Petersen

Phone Number: 605-348-2856

I (We) own Property within the proposed rezoning area
Yes No

I (We) have the following comments regarding rezoning of this area: I and our neighbors went to several meetings regarding Trailerhouse property before Annexation. Nothing has changed. We still do not want any expansion of Trailer Parks in our area

I (We) believe that a proposed rezoning will have the following impact on our property:

Reduction of value

Please include any additional comments you may have concerning this proposal. _____

leave it alone

Please submit comments by February 11, 2011 to the following:

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Rapid City, SD 57701
(605) 394-4120

Rezoning Proposal
Mobile Home Residential District
OPEN HOUSE
January 27, 2011

Name(s): Jan Pinkett
Address: 2917 Garden Lane R.L. SD. 57703
Phone Number: 605-342-2024 H 342-7018 W

I (We) own Property within the proposed rezoning area
Yes No

I (We) have the following comments regarding rezoning of this area: _____

I am not tent with the zoning the
city has designated for our area (low
density residential). I cannot think
of a reason to make the change
suggested!

I (We) believe that a proposed rezoning will have the following impact on our property:

If we allow to take out stick built houses
and put in mobile homes, the property values
will go down.

Please include any additional comments you may have concerning this proposal. _____

Please leave it alone!!

Please submit comments by February 11, 2011 to the following:

Karen Bulman, Planner II
Rapid City Growth Management Dept.
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Rapid City, SD 57701
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