

From: [Lacock Fletcher](#)
To: [Wolff Andrea](#); [Scott Laura](#)
Subject: FW: 15RZ005
Date: Wednesday, April 08, 2015 12:39:47 PM
Importance: High

Comment for 15RZ005.

Fletcher Lacock, AICP
Planner II, Community Planning & Development Services
City of Rapid City
605.394-4120

From: John Swanson [mailto:jswanson@tie.net]
Sent: Wednesday, April 08, 2015 10:40 AM
To: Lacock Fletcher
Subject: 15RZ005
Importance: High

Fletcher,

Could you give me an update on the status of the rezoning request? I heard the March 26 hearing was cancelled but never heard about any rescheduling. I had sent an email on March 25 with my comments and questions but did not receive a reply from anyone. I have included it again below. Thanks for your assistance.

John Swanson
1113 Park Hill Drive
Rapid City, SD 57701
605 580-0250

Community Planning and Development Services,

I am working out of state this week so am emailing my comments about the proposed rezoning of land adjacent to my property. The file number is 15RZ005.

My main preference is for the land in question to remain undeveloped. It serves as a natural extension of Robbinsdale Park and is home to birds, deer, and fox. My wife and I feel this area adds value to our home and quality of life. When I purchased our home in 2006, the realtor mentioned that the area was being considered as a bird sanctuary. I would like to know the status of that designation.

If the property is to be developed, we want it to be a thoughtful and planned approach. That means that the following questions and concerns needed to be adequately addressed in cooperation with the homeowners along Park Hill Drive which border the land in question.

- How will the drainage issue be addressed? The area in question is low and water often stands in that area during wet months.

- How will traffic flows be managed in the area? Will there be an extra street developed to handle the future residents in addition to Churchhill Drive?
- We understand that the rezoning request, if approved, could result in 26 townhomes and 6 single family homes in that area. To us, that seems like a very congested development. What is the definition of “low density”?
- The land in our neighborhood has been known to shift. How will the foundation work and construction in the development affect the stability of our property? We have heard a retaining wall is planned. What are the details of the retaining wall?

Thank you for your consideration.

John Swanson
1113 Park Hill Drive
Rapid City, SD 57701
605 580-0250
Legal Description: Park Hill; Block 6, Lot 5