

J. David Sabow, M.D.
P.O. Box 5510
Rapid City, SD 57709
tel. (605) 342-4584
fax (605) 342-4914

November 11, 2002

RE: Hearing for Zoning Request

File Number: 02RZ067

Dear Commission Members,

The Petition for Rezoning from General Agriculture District to General Commercial District by Pine Lawn Memorial Park, Inc. should be denied.

The intention of Pine Lawn Memorial Park, Inc. is to construct a funeral home on the property under consideration. The only access road to the property narrowly accommodates two car widths and is without any road shoulder whatsoever. Furthermore, there is no terrain in the area which would accommodate extra traffic lanes or road shoulders except at an extraordinary expense. Tower Road in that area is not designed for safe ingress and egress especially during the evening hours, for the road is extremely dark at night for it is unlit, added to which there is a dense deer population. In order to accommodate funeral home visitors, many of whom travel there at night, street lights and road improvements would have to be made. Those minimal improvements would be necessary in order to insure the safety of both the visitors and home dwellers, already residing in the immediate area.

As you are aware, the location of that property is at the intersection of Tower Road and Skyline Ranch Road, the latter a private road on which the properties have a Forest-Park zoning designation. This area is served by a portion of Tower Road which is at best of a rural type. Any increase in traffic in this area would not only negatively impact all the homes located on Skyline Ranch Road by changing the residential integrity of the area, but it would prove to be a serious safety hazard.

Even now when there is a burial attended by an unusually large number, parking is a problem and it spills over onto Skyline Ranch Road but especially onto my

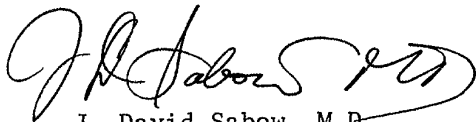
property. The added traffic, especially during the evening hours would create a further inconvenience, an increased safety hazard and be disruptive to the tranquility of the neighborhood, especially when one considers the installation of lights that would be necessary to accommodate this proposed new commercial enterprise.

Furthermore, a careful inspection of the proposed site plan will clearly show the problems that will be encountered. There simply is not enough space to accommodate a funeral home, driveway for the hearse and other funeral vehicles, as well as visitor and staff parking. If a funeral home was to be constructed in this area, it should be designed with the same rural park like qualities that is demanded of the homeowners. However, the land under consideration cannot accommodate this type of site plan.

Even though there is a motel in the adjacent area, that business closes during the dark evening hours of the winter months. Furthermore, traffic to and from this relatively small motel is sporadic and quite different than the traffic congestion that would necessarily occur at the proposed funeral home.

Commissioners, there are too many reasons to outline here that should mitigate against granting this request or even considering it seriously. It is highly unlikely that my neighbors would agree to the proposed zoning change.

Thank you for your attention in this matter.



J. David Sabow, M.D.

The undersigned residents of the adjacent area concur with Dr. Sabow in this matter.

Dennis V. Johnson, 2000 Skyline Ranch Road
Dennis V. Johnson

Carol Carlson 4275 Skyline Ranch Ct
Carol Carlson

Richard A. Kovarik M.D. 2102 Highwood Rd.
Richard A. Kovarik, M.D.

Karen L. Mortimer 4280 Skyline Ranch Ct.
Karen L. Mortimer

Samuel Mortimer 4280 Skyline Ranch Ct.
Samuel Mortimer, M.D.

Michael L. Gould and Marnie L. Gould 1850 Skyline Ranch Rd.
Michael L. Gould and Marnie L. Gould

Margaret A Seljeskog

Margaret A. Seljeskog

2151 Skyline Ranch Drive

Marv & Nicki Truhe

Marv and Nicki Truhe

1780 Skyline Ranch Road

Mary and Kevin Casey

Mary & Kevin Casey

2050 Fox RD

Mary and Michael Statz, M.D.

Mary and Michael Statz, MD