

03RZ027

August 2, 2003

Planning Department
300 Sixth Street
Rapid City, SD 57701

Re: File No. 03RZ027
Location: 424 St. Cloud Street
Applicant: Donald Ritchie

To Whom It May Concern:

I am writing concerning the rezoning request of Mr. Ritchie at 424 St. Cloud Street. I live at 134 Franklin Street, which is the north-east corner of the intersection of Franklin and Second Street. The legal description of my property is:

Lots Nineteen (19), Twenty (20) and the West Half (W½) of Lot Twenty-One (21) in Block Sixteen (16) of Sunnyside Addition to the City of Rapid City, Pennington County, South Dakota

I have to work on August 7, 2003, and cannot attend the meeting of the Planning Commission.

My concern is regarding the street access that might be required if this parcel of land is developed. Currently, the only paved access to this property is Third Street. The east end of St. Cloud is a dead-end, contrary to what the map shows. If a street were to be built from the east end of St. Cloud to Franklin Street, it appears that most of the street would be on my property, due to existing buildings, retaining walls, and hill slope.

I have inquired with the City on two different occasions, most recently earlier this year, about either putting an addition on my house or adding a deck on the west side of my house, closest to the possible street. Both times I was told that any additions to the west side of my house would violate the street-to-structure setback rules.

I feel that developing Second Street from the east end of St. Cloud Street to Franklin Street would negatively impact the value of my property, especially if it would intrude further onto my property than the current curb lines. The noise and other disturbances associated with traffic, especially if the street is in violation of the setback rules, would adversely affect my family's quality of life.

Therefore, I request that the rezoning request be denied if it requires development of Second Street.

Sincerely,



Terry G. Larson
134 Franklin Street
Rapid City, SD 57701
721-1340

cc: Sam Kooiker
Tom Murphy

RECEIVED

AUG - 4 2003

Rapid City
Planning Department

APPLICANT: Donald Ritchie
PREMISES AFFECTED: Bellview Tract A of Flormann Addition, lying south of Signal Drive, City of Rapid City, Pennington County, South Dakota, Section 1, T1N, R7E, BHM, Pennington County, South Dakota
LOCATION: 424 St. Cloud street
PURPOSE OF PETITION: **Rezoning from Park Forest District to Medium Density Residential District**
PRESENT ZONING OF PROPERTY: Park Forest District
FILE NUMBER: 03RZ027



EQUAL OPPORTUNITY EMPLOYER

August 6, 2003

To Whom It May Concern:

I am writing in response to the proposal to develop the Southside of Star Village Hill.

It was my understanding that when Star Village was initially developed there was an agreement reached that the hillsides were to remain natural and undisturbed.

Additionally, the map that I was provided regarding the proposal is inconsistent with the property in question. The block of St. Cloud Street that would be affected by the new apartments actually dead-ends on both the east and west ends of the street. Because of this there is a blind corner on the west end of the street that has been the cause of a number of accidents. On this stretch of St. Cloud the road is also narrow and does not receive consistent winter maintenance. With these combined concerns the street can be hazardous for the current light traffic flow and could prove to be a great danger for a higher traffic flow.

The land in question is also composed of shale and will not provide a foundation for a structurally solid building. Therefore, creating a structural hazard in the near future in 07E Sec 01 Rapid City Flormann Blk 20 S120' of Lot 11-12. The street of St. Cloud in the 200 block the pavement is only 18 feet wide. I do not want a Medium Density Residential District.

These are the major concerns that I have with the proposal. I regret that I am unable to discuss these issues further as my work schedule prevents me from attending the arranged meeting. However, at the least I suggest that the proposal is held off until there is an accurate map of the area presented. If you have any questions or concerns, please feel free to contact me at 343-9494. Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Gary D. Steele".

Gary D. Steele