

Marino Jeff

From: Steve Nolan [snolan@bangsmccullen.com]
Sent: Wednesday, September 17, 2003 4:26 PM
To: jeff.marino@rcgov.org
Cc: nols@rap.midco.net
Subject: 5275 Sheridan Lake Road - Initial Dev. Plan

To: Jeff Marino
From: Steve Nolan
Date: September 17, 2003
Re: 5275 Sheridan Lake Road

Mr. Marino:

Thank you for taking the time on Wednesday, September 17, to discuss the Planned Residential Development - Initial Development Plan at 5275 Sheridan Lake Road. I really appreciated your assistance. As we discussed, I reside at 5309 Chateau Ridge Court, which is located directly north of the proposed Retreat Center (located on the west part of the lot).

After a brief preliminary review of the Plan, I had the following questions/concerns:

1. What is the intended plan or use of the Retreat Center?
 - a. Will it be utilized as a place for group overnight functions?
 - b. What is the proposed square footage of the facility?
2. Due to the fact that the proposed retreat Center is somewhat isolated and located behind a hill, I would like to know the lighting plan for the proposed parking lot. I am concerned on one hand with too much lighting, as the Center would be a stone's throw away from my house and I do not believe any of the neighbors would desire a tremendous amount of lighting. However, I am also concerned the parking lot, with its location, could become a gathering spot for those up to no good in the evening hours. Would it be possible to gate the entrance to the parking lot of the Retreat Center at night when it is not being utilized? The Retreat Center would be located near several residential homes. Depending upon its intended use, it is likely I will have more questions. However, I suspect my concerns will be completely alleviated with further explanation. While we certainly do like the idea of a church and school being located on the east part of the lot, the west part of the lot is my primary area of concern.
3. I am assuming under the Plan Sunshine Trail will be paved and sidewalks would be installed along Sheridan lake Road and Sunshine Trail?

Again, my questions center around the proposed Retreat Center, as I am not particularly concerned with the proposed location of the church or school. I do believe, however, Sheridan Lake Road should be a four (4) lane road at that location as I am sure it will become increasingly congested with the development of the subject property, as well as the surrounding property.

Thank you for your courteous attention to this matter,

Steven R. Nolan
work:
818 St. Joseph Street
Rapid City, SD 57701
605-343-1040