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Planning and Zoning Department of Pennington County

**Rapid City  
Planning Department**

Applicant: Thurston Design Group; For the Children's Home Society

Location: 1330 Jolly Lane Rapid City SD 57703

Purpose Petition: Change of area from Low residence to Commercial property.

**Problems of concern:**

1. Street Access not wide enough to handle that type or amount of flow for traffic. Street designed to serve 12 residential lots, not a commercial area.
2. Drainage off the parking area of the Children's Home and the cul-de-sac of Jolly lane. This drainage runs down the street and into private drive and driveway of the resident below. Run off or drainage is not converted to storm drain. Nor is there any place to convert the majority of the slope of the cul-de-sac or 1330 jolly lane drive away from the private property located below into storm drainage inlets. This problem has excessive since the construction of the above property. This problem needs to be addressed and taken care before any more construction is permitted.
3. Design of original home was presented to the neighborhood as a temporary foster home for children from the ages of newborn to 12 years old. With the maximum occupancy of the home to be 6 children and the caretakers. We were told that the home would operate as a normal everyday residential home. Today there are already offices and outside services operating in the facility. Driving excessively up and down a low maintained street.
4. The land originally was platted for Parks and Recreation in April of 1994. This land has been changed to residential and should stay that way in a highly residential area. The surrounding area is residential and the new development that is granted/platted is residential on the north and east side of the property.
5. Landscaping and weed control has not been completed or maintained on the existing property. The renovation and construction of that property has disturbed the natural grasses and created noxious weeds and over growth to the acreage. This area of problem still needs to be addressed and completed by the owners and designers before allowing any more construction.

In general, I was discussed with the original construction of the home/business because of its habitat and operations, because we were misled on its occupants. But as time has gone by the home and occupants have become part of a family neighborhood. But, any further growth in this facility and that family neighborhood surrounding is sure to be destroyed by this development. I feel that if the facility has outgrown themselves for offices and counseling area/space for other children. They should be looking in a more centrally located commercial area to service those children outside the home. Changing of this property from residential to commercial is detrimental to the surrounding properties and their owners. It will open the door for conflicts regarding property down the road.

Thank You for your time,  
Stephen Pabst  
1530 Jolly Lane  
Rapid City SD 57703  
393-2100

A handwritten signature in black ink that reads "Stephen Pabst". The signature is written in a cursive style with a long horizontal flourish extending to the right.