

To: Rapid City Planning Commission 300 6th St, RC,SD 57701-2724
Fm: Roger and Sandie Erickson, 4020 Sand Cherry Lane, Lot 27, block 1

Subject: Rezoning REQUEST 07RZ018 and Comprehensive Plan Amendment
REQUEST 07CA013

Date: April 2, 2007

Our major concern in this matter is the many children who walk, run, bike, take their dogs by our home every day. We have many pre-school and school age children who play in the area and would be exposed to increased hazardous traffic with General Commercial development.

We live right beside the area and were aware of the Office Commercial zoning when we bought our home. We felt a dental, medical, general office complex would complement the neighborhood. General Commercial zoning would have the opposite effect.

Changing the area to General Commercial would make it more difficult to sell lots for sale along Sand Cherry Lane and Willowbend Road, which abut the area in question. We and our neighbors hope more homes will be built on these lots to further enhance the residential development of our neighborhood. General Commercial zoning would be at the back yards of these lots and discourage potential home buyers.

The City of Rapid City often requires a "Buffer" between General Commercial and Residential property. Mr Elliot wants the area to become General Commercial which would provide no "Buffer" to lots for sale and existing residences.

Mr Elliot has also applied for General Commercial zoning on a huge amount of land to the west and south of Willowbend Road. This, coupled with the Office Commercial zoning next to our residential area, would actually give him a greater variety of land parcels for sale.

How would you feel if you expected a dental clinic to be built next to your home and neighborhood only to see a Salvage Yard go in? Such might be within the realm of possibility by changing Office Commercial to General Commercial in this area.

On behalf of our children, our neighbors and those we hope will build homes here, we respectfully ask that you leave the area Office Zoned.

RECEIVED

APR 02 2007

Rapid City Growth
Management Department

To: All Members of the Planning Commission
Fm: Affected residents of Plum Creek subdivision

Subject: REZONING REQUEST 07RZ018 and COMPREHENSIVE PLAN
AMENDMENT REQUEST 07CA013

We the undersigned residents of Plum Creek Subdivision unanimously ask that both of the aforementioned requests be denied.

Some of our reasons are listed below with our names and addresses. Others are sending letters to the Planning Commission.

NAME AND ADDRESS

REASONS

FRANCIS & NANCY PETERSON
Francis E Peterson
3211 WILLOWBEND RD.

1. NOISE
2. CHILD SAFETY
3. TRAFFIC
4. DECREASE IN PROPERTY VALUE

Justin & Elaine Meyer
Justin Meyer
3017 Willowbend Rd

Noise
Property Value

KIM & JEAN ANDREWS
Jean Andrews
3029 Willowbend Rd.

Decreasing property & home value
Traffic
Safety

Don & Veris Beatty
3135 Willowbend Rd

- Noise

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NAME AND ADDRESS	REASONS
Jody Palmer 4003 Rosewood	- Noise Property Value
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Dale LeFebre 4002 Rosewood -	- Heavy trucks wrecks roads
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John Carreiro 4013 Rosewood LN	- Noise, Child Safety, - property Value
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Michael Hill 4021 Plum Creek BL	
Mark Hill 3219 S. President St.	Noise, property value go down.

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Roger Eric Kson
4620 SAND CHERRY LAKE

SEE LETTER OF 4/2/07 TO
PLANNING COMMISSION

Kenton Jones
3041 W Willow Bend Rd
RAPID CITY SD 57703

(1) COULD AFFECT THE RESALE OF HOUSE.
(2) CHILDREN SAFETY.

John Oh
4003 WILBERRY LAKE
RAPID CITY SD

1) Property value effected
2) Safety of children
3) Traffic
4) noise + dust kicked up

Jeffery
4014 WINEBERRY LN
RAPID CITY, SD 57703

1- PROPERTY VALUE
2- CHILD SAFETY
3- MORE TRAFFIC
4- NOISE

Sandra + Kenton Stanek
3053 Willowbend Rd.
Rapid City, SD 57703

1- Child Safety
2- Property Value
3- More Traffic
4- Noise Level
5- Air Quality - Dust + Pollution

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REASONS

Judy Webb
4006 Wineberry

Dust - Value of homes.

Donna Nordell
3111 Willowbend Rd

traffic, noise, ^{resale} value of homes

Q. W. Spraker
3111 Willowbend Rd

SAME AS above

Kay Eyster
3111 Willowbend Rd

value of home noise traffic

Corinna Scott Johnson
3005 Willowbend

traffic, noise, the value of my home!
This is our dream home!
Please don't put up a commercial industry next door + across the street!

Jane F. Gerhard
4004 Grapevine Lane

traffic, noise, property devaluation dust.

Scott Gerhard
4004 Grapevine Ln.

Shella Derek
3149 Willowbend Road

Commercial business would depreciate the my home value. Where's our 2nd ROAD ACCESS. Too many residents for 1 ACCESS.

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Lance & Kristi Jo Hoar
4007 Grapevine Ln
Rapid City SD 57703
Kristi Jo Hoar
Lance Hoar

Lower property value

JAMES B. HARVEY
4000 GRAPEVINE LN
RAPID CITY SD 57703

I BOUGHT THIS PROPERTY
FOR THE AREA - QUIET, NO TRAFFIC
I DON'T WANT TO SEE BUSINESSES
MOVE IN AND TURN THIS INTO
A COMMERCIAL AREA - LOWER PROPERTY VALUES
INCREASE TRAFFIC ETC. --

Kelly Fairbanks
4008 Grapevine
RC SD 57703

Greg & Brenda Pulson
4011 Plum Creek Place
Rapid City SD, 57703

We bought this home to
be in a quiet area. If
the area becomes
commercialized it would
not be as quiet and
lower property values.

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Linda Shippo	LOWER PROPERTY VALUES
Ken Phuen 3201 WILLOWBEND RAPID CITY, SD 57703	HIGH TRAFFIC NOISE POLLUTION
Anthony Machado 4031 Plum Cr. Pl.	Noise POLLUTION
Shanna Shanna 4011 Grapeome W RC, SD 57703	> Lower property values. very High traffic
Jerome Morris 4010 Wineberry LN RE SD 57703	
Jarrett + Sarah Mackey 4009 Wine berry Ln RC SD 57703	- Lower property values more traffic
Byron + Lisa Chrom 4013 Wineberry Lane Rapid City, SD 57703	- Lower property takes - noise

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<i>Anthony Russo</i>	<i>4030 Sand Cherry Ln</i>	<i>Noise, traffic, property value, safety, aesthetics, flora + fauna. the list goes on...</i>
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