

07CA013, 07CA015, 07CA017,
07RZ018, 07RZ021 and 07RZ028

To: Growth Management Department, Rapid City Planning Commission, 300 6th St,
Rapid City, SD 57701-02724

Fm: Scott and Corinna Johnson, 3005 Willowbend RD, Rapid City, SD 57703
Property Description: LOT 12IN BLOCK 2 OF PLUM CREEK
SUBDIVISIONIN THE CITY OF RAPID CITY, PENNINGTON COUNTY, SOUTH
DALKOTA, AS SHOWN ON THE PLAT IN PLAT BOOK30, PAGE 124

Subject: FILE # 07RZ018, FILE # 07RZ021, FILE # 07CA013, FILE #
07CA015, FILE # 07CA017, & FILE # 07RZ028

DATE: April 4, 2007

Our understanding of the proposed changes of these tracts of land is very vague. The mandatory rezoning letters do not help us understand what we are really being informed of. Based on the information contained in the requests it appears that all of these tracts of land are currently zoned as **General Agriculture District** (although others have said that some are office commercial already?) or **Low Density Residential II**. We can only hope that as the Rapid City Planning Commission would take into consideration that rezoning these parcels of land for commercial use, where by any type of business could be placed there, will drastically affect the value of the homes, as well as, stunt the growth of our Plum Creek Community.

Our home lies right in the middle of the proposed changes. From our home we would be able to look north, west, and south and see nothing but these commercial plots of land. They would be literally in our backyard and across the street from our home.

Our property was purchased from Ray Elliot with the understanding that it would be a residential area. At the purchase of our property we were aware that a small amount of the northwestern portion would be office commercial. But Ray assured us that this would be a beautiful residential community. We finally decided to build in this community because we felt secure in investing our money and lives in what seemed to be a beautifully planned residential community.

We are concerned about the physical safety of our children and neighbors, as well as the financial security of all that live in Plum Creek. Our home is a retirement nest egg for us. We built a beautiful and sturdy home, that promises to last for generations, and when the time comes for sale, it should help provide for our elderly years. We fear that putting our home literally in the middle of a commercial zone will degrade its value, rendering it worthless.

We do not want to live in the middle of a commercial zone, this is not where we chose to build and live, but if these changes are approved my family may be stuck with a worthless home that may never be sellable. We built within Rapid City's city limits because we wanted the security of knowing that our lives and real estate would be protected by the cities laws and ordinances. We hope that the city planners will recognize that the Plum Creek residents have a lot to lose if these changes are approved. We hope that we can count on the city planners to protect all Plum Creek residents' interests.

For your convenience I've enclosed a combined copy of these proposed rezonings in relation to my property. Thank you for your time.

Scott & Corinna Johnson

RECEIVED

APR 23 2007

**Rapid City Growth
Management Department**

07RZ018

