

07RZ067

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**From:** fredandkaryl@rap.midco.net [mailto:fredandkaryl@rap.midco.net]

**Sent:** Monday, October 01, 2007 12:15 PM

**To:** councilgroup@rcgov.org

**Subject:** Case #07RZ067 (#55 on your agenda)

**Mayor & City Council:**

I have some concerns about Case #07RZ067 on your October 1, 2007 agenda:

1) The item has not yet been approved by the Planning Commission. I understand that this is only first reading, but by hearing it before the Planning Commission hears it gives one the impression that this is a done deal and discourages citizens from speaking out on the item.

2) The rezoning is asking for a Low Density Residential with a maximum of 4 units to the acre. The existing Villagio project is zoned 2.5 units per acre. The Abner George & Dawn Mazzio properties were recently zoned to one unit per acre. The Ham property ( which this case is a part of ) is zoned AG. The problem arises with this request is that it is setting a precedent for the remaining Ham property (20+ acres) to be rezoned for the same 4 units per acre, in essence apartments.

3) The developer has indicated that they want to increase the size of 4 existing lots, and all would be over 0.7 of an acre which would allow for duplexes in most cases. The rest of the subdivision has single family residences planned, so why then do they want to enlarge 4 lots that are already less than .5 acres each.

4) Last but not least, adding more residences to the area will only increase the traffic on an area that has only ONE access and without a second access being available or planned!

I ASK THAT YOU AT LEAST CONTINUE THIS ITEM TO YOUR NEXT MEETING TO GIVE THE PLANNING COMMISSION TIME TO DEAL WITH IT. I will not be in attendance at tonight's meeting, however I will be in attendance at the Planning Commission meeting on October 4, 2007.

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