

Carol Taylor
4008 Lakeview Drive
Rapid City, South Dakota 57702
Telephone: (605) 348-1302

March 14, 2001

Via Hand Delivery

Rapid City Planning Commission
Rapid City City Council
300 6th Street
Rapid City, South Dakota 57701

RE: Property at 4009 Lakeview Drive, Rapid City, South Dakota

Dear City Planning Commission and City Council Members:

My name is Carol Taylor, and I live directly across the street from the proposed project site at 4009 Lakeview Drive. I will be unable to attend the Planning Commission meeting scheduled to be held on March 22, 2001, and am submitting this letter due to my great concern about the project. I have lived at 4008 Lakeview Drive for 16 years. When I first heard about the proposed plan to construct a parking lot directly across the street from my residence, I was extremely upset.

However, since that time, I have attended meetings concerning the project and have been working very closely with Pete Anderson, of Mac Construction; and have had several conversations with attorney Rich Huffman, and Blaze Emerson, of the City Planning Department.

I want you to know that I am totally in favor of the parking lot project. I cannot state it strongly enough. I want a parking lot! I feel that with proper fencing, trees, and planned landscaping, the parking lot could be a very attractive addition to our neighborhood.

The parking lot fence surrounding its perimeter would be set back 15 feet from the curb, enabling residents to see traffic when getting in and out of their driveways, to make city snow removal as easy possible on this very narrow street, and to allow for neighborhood beautification of this project. The contractor, Mac Construction, plans to leave the four existing trees within the 15-foot landscape easement. Two of these trees are black walnut and have an expected lifespan of 150 years. The contractor plans to add additional trees, lawn, and shrubs between the curb and fence.

The parking lot would have no access onto Lakeview Drive. The parking lot would be locked nights and weekends, which would prevent beer parties at 2:00 a.m., playground use, and loitering. It also would have approved minimal lighting, greatly needed as a safety factor on what is now a very, very dark and scary section of the street. With the liquor and convenience stores located at the end of the street, people are walking up and down Lakeview Drive all night long.

The way the property is presently zoned, if a parking lot does not go in there, it is probable a seven-plex apartment building, with additional parking space necessary, will instead be constructed at the parking lot site. Parking requirements for an apartment

building are 1½ spaces per unit. Most families have at least two vehicles, and if they have children of driving age, even more. Where will they park? You cannot drive down Lakeview Drive without pulling into the oncoming lane if a car is parked in the street.

Lakeview Drive is an extremely narrow street. Two cars cannot pass without one pulling over to the side. It is also a very old street, in very poor condition, that absolutely will not stand up under construction traffic or additional traffic resulting from another multi-plex dwelling.

Mac Construction has agreed to do all of its demolition and construction work via Jackson Boulevard. This is extremely important to all of us living here because of the large number of children living on and using the street. With the two convenience stores located on the corner, and Canyon Lake nearby, the number of children, of all ages, walking on Lakeview Drive is unbelievable!

You can imagine how much danger dump trucks and construction vehicles would cause in building another apartment building on Lakeview Drive. One moving van on this street blocks the whole street for the entire day. There are no cross streets and this causes great inconvenience to those of us who live here, as you have to back up and drive all the way around to get to your destination; that is to say, one must either drive to 38th Street, onto Jackson Boulevard, onto Canyon Lake Drive, and down Lakeview Drive just to get home.

Mac Construction, I feel, has bent over backwards to accommodate us who reside on Lakeview Drive, and address our concerns. I have personally contacted every property owner within 150-feet of the construction project, and everyone I talked to was definitely in favor of an attractively fenced and well landscaped parking lot. This will ensure us that a multi-plex dwelling will not be constructed on this property in the future, and for me, living directly across the street from the construction site, that is very important.

I do not really have a backyard and year-round, I spend a tremendous amount of time in my front yard. If an apartment building is constructed, rather than a parking lot, I will totally lose all of my privacy, not to mention the added traffic and noise to our quiet little street.

Please allow the zoning to be changed so that the parking lot can be constructed.

Sincerely,



Carol Taylor

CT:kj

c: Mac Construction
Rich Huffman
Marcia Elkins
Blaze Emerson

EMAIL RECEIVED CONCERNING: 01RZ005 AND 01PD007

From: Gangismom@aol.com [mailto:Gangismom@aol.com]

Sent: Thursday, March 15, 2001 11:09 AM

To: blaise.emerson@ci.rapid-city.sd.us

Subject: S. Hanson and D. Thomas 4005 Lakeview-RE:REzone and Develop 4009 Lkww.

Dear Ladies and Gentleman,I am Samantha Hanson.My husband Daniel Thomas reside at 4005 Lakeview Drive.Directly East of 4009 Lakeview Dr.-which it is our understanding shall be torn down,rezoned,and developed into a parking lot or 7 plex w/ 12 off street parking spaces.I write this with several serious matters weighing heavily upon my mind.My husband as well is extremely concerned.Please hear them,it is all we ask.It is my belief that this residential neighborhood is Zoned Med. Density Residential.However Canyon Lake LLC[Hence CLLC] intends to Spot Rezone the property next door to General Comercial.It had been my understanding that the City has rarely favored Spot Rezoning a Gen. Commercial Parcel into a Residential Neighborhood.This has been my home since 1979.Surely any Mortgage,and Tax paying citizen can understand a concern here.However,that is not the bottom line.We are private people.Due to Health concerns on my part,and Privacy concerns on the part of both of us,we have much to consider.Being the lesser of 2 Evils-we would prefer a Parking lot,in lieu of a 7 Plex with 12 off street parking places required.This street is 12" wide in places-please note pictures.!1/2 parking places are required per multiple family dwelling.A typical working couple typically has 2 vehicles.If they have teens of driving age,1or 2 more vehicles may enter the picture.Lakeview Dr. will not tolerate the traffic,Im afraid.I request that the City place a Vehicle Counting Devive on this Glorified Alley,that the average use of this street may be evaluated.My husband and I welcome you to place it in front of our house,across the street,that this issue may be assesed.As it is necessary that I sleep 10-14 hours per day due to aforementioned Health concerns,I must say that yet another Plex would be intolerable due to noise pollution.Vehicles on this streettend to speed.They are loud.Now not only do I awaken-and stay that way once screeching tires awaken me at all hours day and night....We have a very Major and unfortunate situation of Safety to children and pets-both of which this street can boast many.Unattended Children Ride Bikes,Play Ball,and do everything any normal child would do[however,in the street,unattended-with speeding vehicles present.]I have asked Mr. Huffman-at a private Neighborhood Informational meeting held at his firms new building,precicely who would be utilizing the Parking Lot.He was unable to answer this question for me.It is a very major concern in my eyes.Placing a Spot Zone General Commercial property in a residential Neighborhood is,again,not conducive to privacy and rest.Since we have chosen the parking lot over the 7 Plex,for reasons stated,it matters very much to me who shall use it.If it is his staff,we would pretty much expect regular hours.If used by the renters,with the renters utilizing the parking Lot,we have NO IDEA what sort of hours will be kept.The Firm of CLLLC has told us that if the parking lot is built,a Large,swinging gate shall be placed for access.No access is to be allowed on Lakeview Dr.-this is indeed good news.According to CLLLC,the gate would allow access ONLY onto Jackson Blvd.-it will be used for vehicles to come and go,and for maintainance[Snow Removal,and the like]This solves several

concerns. I would request that whenever Snow removal, or other such maintenance occur, it be after 5 am. By locking this gate, and providing some sort of lighting-[also promised by CLLLC, and their most reputable Construction Company-Mac Construction-]we would avoid Beer Parties at all hours of the night by local youth whom would most likely "migrate" to the Parking Lot from Canyon Lake park, loitering, vandalism, and trouble I'd rather not even contemplate at this point. CLLLC has also gone beyond City Qualifications to provide sound and noise screen. This is excellent. Provided that they keep the Black Walnut trees already present-they will have done a credible job of using a variety of Natural Grasses, Trees, and Plants, Vines, etc. to fulfill their promise to Beautify the neighborhood. One last concern. My husband spent considerable effort and financial resource to build a privacy fence between our home at 4005 and the current rental at 4009. If this fence must be torn down in their building process, we most certainly would expect that a new fence of the same type be erected at their cost and effort. We have been told by a City Employee at CSAC that we have every right to request a written and legally binding agreement from CLLLC, giving their word and promise that they shall fulfill the obligations that we have been promised to date. At this time we invoke a request that the City Plan a field trip to Lakeview Dr., that may become familiar with the true Character of our neighborhood-something a map simply cannot portray. Also, we ask that aforementioned written agreement be brought to fruition by CLLLC, and given to us-as a sign of their good will and faith. Food for Thought, Ladies and Gentlemen Thank You Kindly for hearing us out. Samantha Hanson and Daniel Thomas-4005 Lakeview Drive

Larry and Marjetta Eckburg
4021 Lakeview Dr. Apt. 3
Rapid City, SD. 57702
Ph. (605) 394-0382

March 15, 2001

Via Hand Delivery

Rapid City Planning Commission
Rapid City City Council
300 6th St.
Rapid City, SD. 57701

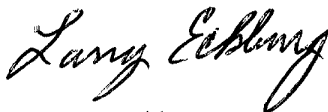
RE: Property at 4009 Lakeview Dr., Rapid City, SD.

Dear City Planning Commission and City Council Members:

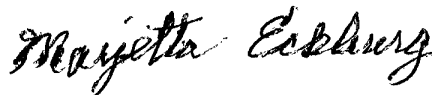
My name is Larry Eckburg, I am a property owner just west of the proposed project site at 4009 Lakeview Dr. I think the proposed site mentioned should be re-zoned to General Commercial District. I feel that a parking lot would not harm the neighborhood if it would be built according to the proposed plans. My wife and I are very much in favor of a nicely lit and landscaped parking lot, with access from Jackson Boulevard.

Please allow the zoning to be changed to **General Commercial District**.

Sincerely,



Larry Eckburg



Marjetta Eckburg

RECEIVED
MAR 16 2001
Rapid City
Planning Department

March 16, 2001

Rapid City Planning Commission
Rapid City City Council
3006th Street
Rapid City, South Dakota 57701

RE: Property at 4009 Lake View Dr. R.C. So Dak.

Dear City Planning Commission and
~~City~~ City Council Members:

Our names are Ann Filipset and
Lucille Scholz living at 3953
Lake View Dr. Two doors down from
the proposed Project at 4009 Lake View Dr.

We have lived at this address
for 35 yrs. This street has gone
from single dwelling to multi and
business dwellings, which has
changed the traffic 10 fold at least.
This street is very narrow and
we do not need any more.

So we would like you
to know we are very much

in favor of the Fenced in Parking lot Project. We Definitely do not need another Multi-Plex dwelling built on this street.

We have heard of the plans Mac Construction have and wholly agree with them.

So Please allow the Zoning to be changed so That the parking lot can be constructed

Property Description

1-07E09 Rapid City Hughes

5' of Lot 3 of Lot D of lot 2

(Dwelling)

Sincerely
Ann Filipow

Suzelle Schuch

3953 Lak View Dr

Rapid City, So. Dak.

57702

3251