

KTA Properties LLC

May 31, 2019

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RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT

Dear Twin Elms Property Owners,

I would like to provide a response to the letter that was circulated against our proposed development. First, I'd like to say I am disappointed that you are unwilling to meet with me to really understanding what is being proposed and trying to understand facts.

First, a little bit about our company. We have been in residential property ownership for nearly 20 years. We are not the stereotypical "slum lord" that we have been cast. We take pride in our homes and work with our tenants to try to keep them fixed up and in good condition. We purchased these homes in February 2019 and our goal is to improve not detract from the community.

As you will note along Schamber St there is a mix of property. The first house, duplex and house on the south side of the street are a product of a recent redevelopment by the prior property owner which we purchased. It features homes that have been updated, retaining walls, sidewalks installed and rubble removed. If you look on the north side of that street there are dwellings that are in total dis-repair, haven't been painted in decades and are not well cared for. We believe this contrasts a before and after scenario of improving this neighborhood.

The new development that we propose is actually an improvement and will support maintaining your property's value. Here are some ideas to think about before continuing to fight this issue.

1. The properties proposed for the lot split include a duplex and two single family homes with outbuildings that are all on one platted lot today. This simple reason limits the number of buyers for these properties as they won't qualify for conventional financing. That leaves investors and other "slum lords" who are the only candidates that are able to purchase these properties with cash and commercial financing. Splitting these properties into separate lots is in the community's interest as it allows "owner occupied" buyers to purchase these homes in the future.
2. If you factor in the outbuildings being torn down as part of this proposal there is not any more square footage of roofline than already exists today. Our intentions are to follow and adhere to the City code for setbacks in a new structure that is being built. We are not asking for a different set of rules to build the new structure.
3. Zoning – we are not requesting a zoning change. The Canyon Lake overlay district already addresses and permits duplex buildings.
4. ADA compliance – this simply isn't accurate or true. Please see excerpt from

*In the private sector, the ADA's coverage of housing is limited to places of public accommodation, such as social service establishments and housing provided on or behalf a place of education. The ADA does not apply to individually owned or leased housing in the private sector not used as a public accommodation, including single family homes, condominiums, or apartments.*

<https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards/guide-to-the-ada-standards/chapter-1-using-the-ada-standards>

5. Parking & Traffic – I think it was pretty obvious to everyone that bought in this neighborhood that there is a 25' right of way and narrow streets. Off street parking must be and will be provided for both proposed units. If there are issues with the way people are parking, we will fully support parking enforcement.
6. Accessory buildings – we are again proposing to clear this ½ of the block up by tearing down these old unsightly buildings, remove over grown trees and add a new sidewalk. I guess you can determine which will be better for your property's value in ten years. Leave all of this as-is, with zero investment made into it and let it continue to be run down. Or allow a simple improvement to occur so proper investment can be made to clean up this neighborhood. I think your logic and rationale here is misguided if you really are concerned about what is best for the community in the long term.

We would be glad to meet with you in person to further discuss your concerns and our rationale to improve this community. Please feel free to call me if you have any questions at 605-430-0397.

Regards,



Tonya Andreson

President, KTA Properties LLC

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