Hello council members Becky and Lisa,

I am composing this email in regards to the proposed Robinsdale Heights Project slated to be discussed at the May 23rd planning commission meeting and subsequent council meetings. The informational meeting for our neighborhood was held on the evening of May 15th. With less than one week's warning, the meetings deciding the fate of our community will begin, and ultimately fall into your hands. Our neighborhood had a large showing at the "informational" meeting, and I hope the same will occur at the meeting on Thursday. Needless to say, we were all united in one voice, and that voice was in opposition to the proposed development by KTM and associated out of state company with no ties to our community. The word informational in the previous sentence was listed in quotations because it was anything but educational or informative. They had the basic developmental plan and layout, but clearly hadn't done any of their homework. They could hardly answer any of our pertinent questions. Attached is a photo of the planned development, complete with a red circle around my house. As follows, I will outline my concerns as a citizen of Rapid City and resident of this community.

Development is not the enemy. I am not naïve enough to expect this area to stay undeveloped forever, but there is a reason why it has sat vacant for this long. Over the years, there have been multiple attempts and plans proposed, but the topography, high water table/drainage issues, and expansive soil, make this area a unique challenge. In fact, at the informational meeting we learned this isn't the first time this company has attempted to design a developmental plan for the area. A plan in 2017, adhering to the current low density zone of the area, consisting of single family homes and cul-de-sacs, was investigated. Due to the cost of excavation and watermain construction, this plan was abandoned. So instead of taking the time to do this development properly, this is the company's quick solution to make some money without regards to the effects this type of density development will have on the surrounding neighborhood: my neighborhood. My primary concerns consist of the effects of the change from low density to medium density zoning and the corresponding consequences on the infrastructure of the area. Mainly: increased traffic, property values, disturbed water table, and drainage issues.

If you reference the attached plan, you will notice the proposed development has only one road accessing the property. This road, in particular Derby Drive, is already very congested even without the additional residential load. The street is narrow and often times has cars parked on the curbsides making it impossible for two cars to pass simultaneously. This problem will only be exacerbated by the increased density zone change and the addition of 140 residential units. With a conservative estimate of 200 plus vehicles forced to access the property from only two points of entry, this congestion will only be intensified. These concerns are furthered by the challenge of how commercial vehicles will gain entry to the worksite during the construction process. These vehicles, carrying large amounts of dirt and materials to and from the work site, will utilize our residential roads which are not equipped for such vehicular strain.

As previously mentioned, this particular area of town has been plagued with an abundance of water and settlement issues. These problems continue to challenge our neighborhood without the stress of any additional residents. Not to mention the sheer number of people this company
wants to place above us, both in priority and geographical location. Personally, my home has had water damage under it’s previous ownership and we continue to struggle with water pooling. Our sub pump runs multiple time a day, everyday, independent of any additional rainfall. These problems are consistent with nearly all of the properties surrounding this new proposed development. As a community, we have grave concerns about what will happen with the additional run off and waste water produced as a result. With heavy rains, our streets and yards become quickly overwhelmed with water, and the drainage ditch in my back yard turns into a small river. Without proper water run off and soil stability studies, I don’t see how our city could allow these developers to complete their plan with such blatant disregard to the detrimental effects of potential water damage on the already preexisting and inhabited structures of our neighborhood. Not to mention the fact that they want to place a very large detention pond, literally, IN my back yard. The detention pond raises additional selfish concerns for me as it is positioned directly behind my home. Concerns such as: depth of retained water, flood/fail risk, safety, appropriate maintenance, pest control, and effect on my property value.

These are just the beginning of a longer list of concerns my neighborhood and I have in opposition with this plan. I hope you take the time to not only read this lengthy email in preparation for the meeting on May 23rd, but I also encourage you to come and familiarize yourselves with the area. Look at the hill, the roads, the homes, and get a real feel for the challenges and impact this type of development will have on OUR community. Please contemplate what your council’s decision means, and the consequential conditions the new development will force our community to live with.

Thank you for your time and I hope to see you both at the meeting on Thursday.

Michael and Stephanie Magbuhat
Residence of 714 Field View Drive
Hello, I am writing you today with many concerns with the proposed new development in the derby lane area.

The proposal will negatively impact the homeowners in the area in many ways. I attended the meeting on Wednesday with the developers and I was left with many unanswered questions.

The size and the scope of this development will bring in over 300 people to a small neighborhood area. Currently the roads leading to the new development are too small as is and will not be able to handle the increase of traffic that 140 units will bring to the neighborhood. Kentucky lane is a small spur street and it is planned as the main road into the development. Kentucky lane is on the top of a hill and is blind to traffic in both directions.

Many of the homeowners in the area deal with some sort of flooding on a weekly basis. We are very concerned that the amount of concrete and paving will increase the amount and duration of flooding. They spoke of retention ponds but they were unwilling to tell us where they will be located and the size of the ponds. The fear is increased by the fact other developments in the area built retention ponds and then abandoned them and now they are overfull, and they make the flooding worse. The soil in this area is very unstable and does not handle the extra water well.

They spoke of how much dirt would need to be removed from the site and it was calculated that is would be hundreds of semi loads of dirt on roads that cannot handle the increased traffic as well as the weight of the trucks. This alone will take months to complete with the only access to the neighborhood constricted by heavy trucks. With the size of the plan we are looking at semi trucks driving on our narrow roads for two plus years.

The area is currently zoned low density residential and the developers will be asking to a rezoning of the area. We feel the single-family homes are the best answer for the area and strongly oppose the rezoning of the area. The area is now full of single-family homes and putting 120 single units in a small area will greatly negatively impact the neighborhood.

I understand that this area will not stay as an open field forever but putting 120 cottages in the center of a quiet neighborhood is far from the best use of the space.

Thank you for considering the negative impact that is proposed development will have on the wonderful community.

Dan Linde

4141 Derby Lane
On May 17, 2019 2:01:57 PM john lofberg <johnlof7707@gmail.com> wrote:

Dear Councilwoman Modrick

first I would like to thank you for your service to our city, and I appreciate your willingness to sacrifice for the good of our community

i am writing in reference to the proposed development of KTM design solutions in the Legacy subdivision. and the associated rezoning request. I am concerned about some issues associated with this proposal. From the initial designs, it is evident that Derby Lane will be one of the two access points, this is not a concrete street and I do not believe it can withstand the increased traffic associated with the proposed 120 unit development. Vehicles are often parked by the curb on both sides of the street, effectively reducing this street to a single Lane street. and certainly, it is unsuitable for the amount of construction traffic associated with this project or the increased traffic flow, beyond the construction phase. This street is often completely blocked with snow during the winter season eliminating the already limited access for residents and all emergency services. I am also concerned with water runoff, this sides of his hill are very steep on every side, I do not believe the plans presented by KTM adequately address this water runoff concern. after all, it is the present homeowners at the bottom of the hill that will be affected most of all.

because of these concerns. I am opposed to associated rezoning request and I am opposed to this development.

Sincerely

John Lofberg
4110 Derby Lane
Rapid City SD 7701

605 342-4969 (home)
605 390 7707 (cell)
From: Brenda Sehr <brendasehr@gmail.com>
Sent: Monday, May 20, 2019 7:41 AM
To: cpweb <cpweb@rcgov.org>
Subject: Rezoning Request and Planned Development Application

On 5/23 at 7 AM, you are having hearings for a rezoning request and a planned development application for the area south of Fairmont west of Derby and east of Elm.

We are unable to attend but appreciate the opportunity to provide comments via email.

We ask that you deny these requests. The area is primarily occupied by single family homes on larger lots than the proposed units. By putting this many units in the space, we have concerns with the following

1. Streets in and out are not wide enough or built to accommodate the flow of traffic for the amount of vehicles that would go in and out. The proposal is to have them all flow out of Hanover and Kentucky. From Kentucky, the traffic would flow onto Derby which is already experiencing traffic problems due to parking on the side and creating single lane traffic that is hazardous - especially during funerals and soccer matches.

2. Water pressure is already an issue for many in this area. The plan does not include resolving this or ensuring the current residents will not be adversely affected.

3. Water drainage off the hill is a significant concern. The plan includes two drainage areas which will not solve the issue and could adversely affect the properties to the south of the hill - ours included. We have all experienced water or foundation issues and the solutions for this development as discussed by KTM in the community meeting were not sufficient or well thought out. Heavy rains already produce flooding in this area and the proposed plan will exacerbate these problems.

4. Detention ponds - these will be eyesores and potential mosquito concern areas. One of the detention ponds is planned right behind our home. We have a very small back yard and our picture window faces this area. Many detention ponds in Rapid City are overgrown swampy areas treated like dumps with garbage in them. We walked through the Fox Meadows subdivision and viewed their detention areas and they are full of garbage, overgrown weeds, and stink. We do not want that behind our home.

5. The majority of the homes planned are rental homes and they are jammed in there- too many and too close together. In Rapid City, rental homes are not maintained to the level of private owner homes and that reduces the value and quality of life for the homes surrounding them. We are opposed to our home being adversely affected in value and quality of life.
We purchased our home a little over a year ago and we understood there is a likelihood of the hill being developed. We believe the owner of the property has the right to develop their land. However, this plan is detrimental to us as neighbors and to the City as a whole. Please deny these requests and ensure any proposed development is a positive addition to the city and our neighborhood.

Thank you,

--

Mike and Brenda Sehr
724 Field View Drive
Rapid City, SD 57701
605-430-4318
Lisa,

Thanks for your time on the phone today. When you actually see the area in the proposal and look at the hillside behind the houses on the north side of Field View Drive, you will wonder how they propose to build anything on such a steep slope. As I mentioned, this development will exacerbate the multitude of water intrusion and foundation issues for every house around the perimeter of this property. Building on top of this hill at the proposed density is a disaster waiting to happen.

Bill
To Whom it May Concern:

I am not able to attend the City Planning meeting on 23 May, as I will be out of town. However, I would like my voice heard to express my concerns.

I live within 250 feet of this proposed development. File numbers: 19RZ011, 19RZ012, 19PD017, 19PL034. I am greatly opposed to this development for multiple reasons. I live in a nice residential neighborhood of single family homes. The proposed development of densely packed rental cottages does not fit in our neighborhood. I have concerns about the greatly increased traffic, the potential storm water runoff as well as water pressure issues. I also feel the transient nature of this large rental property will decrease the value of my home and make it difficult to sell in the future. I am not opposed to development on this parcel, as long as it melds into the current level of housing that surrounds it.

Sincerely,
Helen Romeyn
4225 Derby Ln
Rapid City, SD
On May 20, 2019 1:41:21 PM Lester & Gail Jass <lgjass@gmail.com> wrote:

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Lisa,

We attended the KTM information meeting on May 15th.

We are definitely against such a plan that has so many homes and so called "cottages" on this land. The people on Field View Dr. already have problems with excessive water drainage. This would cause even a bigger problem for them. The holding pond would create a mosquito problem.

Having so many homes would also create quite heavy traffic with only one street to handle it all.

As one party stated at the meeting,"There is some property in Rapid City that is not good for development." We definitely agree with him.

We also feel that this would lower the property values in the area, including ours.

Please forward this to the other councilmen and councilwomen so that they, too, know how we feel about this project.

Thank you for considering this.

Lester and Gail Jass
4236 Derby Lane
From: Janet van Houten <jvanhouten@vastbb.net>
Sent: Tuesday, May 21, 2019 3:48 PM
To: Modrick Lisa <Lisa.Modrick@rcgov.org>; Drury Becky <Becky.Drury@rcgov.org>; cpweb <cpweb@rcgov.org>
Subject: Rezoning for Legacy Land Company

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To Whom It May Concern:

I live at 4184 Kentucky Lane, at the bottom of the hill that KTM is proposing to rezone for medium density residential development.

This proposal is of great concern to me since my property is adjacent to this land. These are my concerns:

This land was zoned for privately owned single family dwellings or town homes. This change in zoning will affect the atmosphere of our neighborhood and our home values.

With a change in zoning for small rentals, this will increase the traffic in our area considerably.

There is concern for safety issues with more residents and traffic and security with the clientele that low income rentals bring.

The view in the neighborhood will diminish with multiple residences and cars parked outside.

What will happen to our water pressure and the drainage from the hill?

Although there are lots designed for single family dwellings, no one will want to build in such a location with the small facilities across the road from these lots. So what will happen to those lots designated for single homes? Will they be turned into small rentals?

There is a need for low income/ small homes, but they should be built in locations where there is already such housing or in new areas, not in established neighborhoods.

Janet van Houten

307 752 2936
From: Carl Engwall <aabceng@hotmail.com>  
Sent: Wednesday, May 22, 2019 7:41 AM  
To: cpweb <cpweb@rcgov.org>  
Cc: Carl Engwall <aabceng@hotmail.com>  
Subject: Rezoning & Planning complaints/comments for the May 23, 2019 meeting 19RZ011, 19RZ012, 19PD017, 19PL034

Date: 5/22/2019

To: Zoning Board of Adjustments/City Planning Commission

From: Carl & Amy Engwall 4201 Kentucky Lane & 4160 Derby Lane

From: William Engwall 4170 Derby Lane

Several families in the local community have major concerns regarding the 4 rezoning/development projects listed below.

19RZ0011 (Rezone)  
19RZ012 (Rezone)  
19PD017 (Initial Planning Development)  
19PL034 (Initial Planning Development)

MAJOR CONCERNS:
- Water drainage; (houses below the planned development currently have water intrusion problems, this will likely be exacerbated with the new planned development).
- Low water pressure issues; (as our house “4201 Kentucky” experiences right now)
- Retention pond issues; (maintenance/upkeep concerns, mosquitoes breeding grounds exacerbated).
- Decreased Property Values due to the compaction of 120 small rental units condensed on 11.6 acres, 10’ apart.
- Currently both Hannover and Kentucky Lane are not wide enough for passage of cars in both lanes while cars are parked on the sides. This new development funnels 250+ vehicles down those streets. The intersection at Kentucky/Derby where vehicle will need to turn is located at the crest of the hill and has a blind spot for North/South traffic. A DOT study should be performed to identify/remedy/mitigate potential vehicular accidents.
- Potential increase in crime/vandalism; (low income housing), another potential “Star Village” development. Some of the planned studios are only 367’ square feet in size designed for “potential” very low income housing residence based on the small square footage of units.
- These proposed projects contradict the City’s Comprehensive Plan and Future Land Use Plan.

At the May 15, 2019, KTM Design Solutions Inc., public meeting (Proposed Robbinsdale Heights Vision) approximately 60 local residences attended this “Vision” meeting presented by KTM, and all local community members collectively voiced the same concerns regarding these projects and were fully supportive of denying these projects for the said reasons above.

The approval and adoption of these 4 projects greatly changes the visual & environmental landscape, topography, and current living dynamics of our safe, private and quiet residential community. We (Carl & Amy) bought our homes back in 2004 & 2016 (William 2015) with the assurance that our area was zoned as single family homes or town homes, (Low Density Residential District II) as listed in the City’s Comprehensive Plan and Future Land Use Plan. The rezoning and proposed new development will impact our local community as listed above. We strongly suggest the Zoning Board and Planning Board deny these four projects in its entirety.

We have notified our Ward 1 Council Members, Becky Drury and Lisa Modrick regarding these concerns.

Amy and I plan to attend the May 23, 2019 7:00AM Zoning/Planning meeting and hope to reserve a spot on the agenda to address and voice these concerns directly to the Commission.

Thank you for your time,
Carl Engwall
Amy Engwall
William Engwall
On May 22, 2019 5:30:48 PM Lynn & Becky Versteeg <ldversteeg@rap.midco.net> wrote:

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Lisa,

Thank you so much for returning my telephone call today. I appreciate you taking the time to visit with me and I look forward to working with you in the future. As I stated when we spoke today my wife and I will have lived in our home for 22 years this October at 706 Hillshire Court. The current project that is under consideration is at least the fourth if not fifth development proposal for this parcel of land in the time that we have been here. We are big supporters of Rapid City and look forward to the continued growth and expansion of our great city; however, this current proposal does not fit into what we see as desirable growth for our area.

We already have a large contingency of non-owner occupied housing in the area and this proposal only adds to that. Furthermore, this project is in our opinion a potential strain on the schools in our area that already face major socio-economic challenges. Proposed rent in the neighborhood of $400-$1000 a month does not strengthen these schools but adds to an already heavy burden. The current developers proposed another project a couple of years ago that was based off of approximately 55 single family homes. That proposal was much more in line with what we think is positive growth for our city. We do understand the need for forecasting for future housing needs for our city but to concentrate such a large amount of non-owner occupied properties in a relatively small area is a burden to this area of town.

We asked at the informational meeting held on May 15th what the reasoning was for changing the plans and the answer was that there would be too much excavation to make that project work within their profit structure. We personally feel like it was based more on the poor soil conditions in the area and that the previous plan involving digging foundations was not conducive with the soil. The current plan is for slab on grade construction which is less invasive to the soil but it does not fix the problem. The fact that these current developers are from Colorado Springs and would come in and build the project and then leave after turning it over to a local property management firm tells me that the existing homeowners in the area and the other tax paying residents of Rapid City would be left to clean up the mess and pay the tab when these units begin to settle and move in the current soil situation. We are not blaming the current council as we have nothing to base it on but I do know that previous councils have not had a stellar track record of support for local home owners when projects like this fall apart. As stated at the informational meeting, there is still going to be a lot of excavation required to make this site feasible. If you would like to see how the last developer from out of state “cared” about Rapid City you only need to drive down the south end of Parkview and see some of the homes to the west side of Parkview and the roads to see proof of lack of pride in construction. The above mentioned concerns do not even begin to touch the issues of water pressure and drainage concerns. We already have a pressure pump in our home so that we can get enough pressure to be able to take a shower and run sprinklers in our yard and while we do not struggle with drainage issues at our residence several of our neighbors do from the runoff on that parcel. We would like to see a plan for drainage that does not include retention ponds and other structures that we know will not be maintained once the project is completed.
We could go on further but think that you get a clear picture of where we are coming from. We also feel that further meetings should not be allowed to be cancelled or rescheduled without all those within the 250 foot boundary being advised. We believe that by meetings being cancelled and moved out to the future without notification it allows the developer to dilute the number of concerned opponents that would attend the meetings to voice their concerns. If future meetings are moved they should not be allowed to be rescheduled until everyone has been notified of the cancellation and rescheduling.

Respectfully,

Lynn and Becky Versteeg
605-390-4525 (cell)
605-355-9498 (home)
Sent from Mail for Windows 10
On May 23, 2019 2:28:06 PM Joan Plucker <mishamodog@yahoo.com> wrote:

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Att: Lisa Modrick

The proposal of Robbinsdale Heights Vision project going forward is very disturbing for owners of housing surrounding that area. My daughter & I own units in Hampden Hills & are very apposed to this. The deal with 240 units in such a small area makes no logical sense. With acre after acre out side Rapid City, would that not be a more feasible purchase for the investors. Think of that, they could build twice that many units.

Please press forward to appose this project on behalf of the already established owners of property surrounding this. May the meeting of 5-23-19 have convinced you & other members of the council this would be unbelievably apposed to. The lowering of our property values, construction noise & dirt, causing deterioration to our property, extra traffic on streets local’y which is a problem w streets in such bad condition already around Rapid City.

Thank you for your attention, Joan Plucker---875 B Minn. (605-209-1803)
Hi Lisa, as per our phone conversation, I would like again to express my disapproval to re zone the property west of my house which is located at 4189 Kentucky Lane to allow small duplexes to be constructed. I feel this would greatly diminish property values and overcrowd the area. There are many other issues to be considered before any development begins such as the expansive soils, low water pressure, drainage, traffic, grading, and the list goes on. Thank You for your attention on this matter.

Sincerely, Kraig Moen
Hi Becky,

My name is Angi (Brooks) Kiewel, and I have been a Rapid City resident for 26 years and at my current home location of 709 Hillshire Ct for almost 15 years. This neighborhood has prided itself on the beauty of this area, especially the hill behind us that leaves us with the beauty of the pine trees and a periodic deer or two. The proposed construction of the Legacy Subdivision will not only ruin that aspect of our neighborhood but will also jeopardize the equity we all have in our homes. Let's face it, they are proposing to build lower income, non-owner occupied "housing" smack dab in the middle of houses that are currently worth anywhere from $200,000-$300,000. This is NOT the place for this housing subdivision. If you take a close look at the amount of non-owner occupied residences in the stretch between Highway 79 and 5th street, you will be astounded. This area of Rapid City has ENOUGH non-owner occupied establishments, and we can't allow the building of this project in our area. It will be so detrimental to the housing market in our neighborhood. You can't tell me there aren't other places in this city where this can be built. My husband and I, as well as our neighbors, vehemently oppose the building of this subdivision. If you have any questions or would like to speak with me personally, please feel free to call me at 605.381.0384. Thank you for your time.

Angi and Mike Kiewel

709 Hillshire Ct

kiewel@midco.net
On June 4, 2019 6:44:06 PM carleenmahan38 <carleenmahan38@gmail.com> wrote:

We have lived here for 30 years, on Hampton Court. We do not want our property values to decline.

We have 2 Pennington County housing homes now. The police are here often, cuffing people, they are laying on front steps, drunk. They speed in and out, the children who live here, are afraid to play outside. Home have screens pushes out, windows broke. Lawns not mowed, snakes everywhere. Dont need more crime. Hope you can help.

Sent via the Samsung Galaxy S7 edge, an AT&T 4G LTE smartphone
From: William D. (Bill) Clayton <bhmarketing@vastbb.net>
Sent: Friday, June 7, 2019 4:34 PM
To: Lacock Fletcher <Fletcher.Lacock@rcgov.org>; carleenmahan38@gmail.com; Akiewel@regionalhealth.org; kraigmoen@yahoo.com; mishamodog@yahoo.com; ldversteeg@rap.midco.net; aabceng@hotmail.com; jvanhouten@vastbb.net; brendaehr@gmail.com; 'Dan Linde' <bhsloper@gmail.com>; johnof7707@gmail.com; smjones3939@gmail.com; dakotonurse@hotmail.com; lgass@gmail.com; 'brian' <bickett@yahoo.com>; jeffscovel@hotmail.com; wendytrevor2@hotmail.com; thekostman@gmail.com; ptimadmax@gmail.com; maemillard@outlook.com; engesser.justin@hotmail.com; brett@hartranch.com; dkmann150@gmail.com; cf86188@yahoo.com; brendasehr@gmail.com; johnboy@rushmore.com
Cc: Drury Becky <Becky.Drury@rcgov.org>; Modrick Lisa <Lisa.Modrick@rcgov.org>; Young Ken <Ken.Young@rcgov.org>; Fisher Vicki <Vicki.Fisher@rcgov.org>; Wolff Andrea <Andrea.Wolff@rcgov.org>; Vanloh Rebel <Rebel.Vanloh@rcgov.org>; 'Mike Stetson' <mikes@ktmdsi.com>
Subject: RE: Legacy Subdivision applications

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Fletcher,

Thank you for the update and taking the time to talk to me this afternoon.

For All,

Please understand that the developer is NOT walking away from a development plan for the Legacy Subdivision! They are back to the drawing board to see if they can find a profitable way to build on top of the hill while utilizing the current zoning, which allows for single family homes on the west end of the parcel and single family and townhomes on the east end of the parcel (as many as 53 lots).

All of the concerns we raised at the first meeting with KTM on May 15 are still appropriate and need to be addressed:

1. There are serious drainage issues that exist now for homes north, south, east, and west of the proposed development. Storm sewers on Elm, Field View, and Derby are already over-burdened during significant rain events. There is no way to develop this area without exacerbating drainage issues off this hill. This will contribute to flooding in the homes that have already experienced water intrusion and also to flooding in the streets. Detention ponds in peoples’ back yards that breed mosquitos and go unmaintained are not an answer!

2. Traffic in and out of this area will increase on Hanover Drive, Kentucky Lane, and Derby Lane. None of these streets is wide enough for two-way traffic with cars parked on both sides of the road. Passing traffic must pass through single file.

3. The proposed single family lots on the south edge of the parcel along the continuation of Hanover Drive are on a steep slope that appears to offer no safe means for construction, without jeopardizing the safety of the homes on the north side of Field View Drive. It appears these lots are too steep to build homes on, and properties would be too steep to maintain or be useful. Who wants a back yard you can’t use or mow, because it is so steep?

4. Original estimates called for removal of up to 70,000 yards of material to flatten the top of this parcel in order to build on it. The resulting truck traffic over those roads mentioned in #2 would be dangerous due to tight dimensions and damaging to the pavement, which is not designed to withstand frequent heavy loads.
5. Many people in the affected area suffer low water pressure to their homes and several have to utilize boost pumps in order to maintain adequate service pressure. Unless a new service main is installed by the City from the junction of Hanover and Park View, there will simply not be adequate service line pressure for existing homes AND the proposed development.

These are but a few of the major concerns that were voiced on May 15.

This email will not reach all affected property owners, nor all those who attended the May 15 meeting. Please be a good neighbor and talk to those who live close by, so we all remain connected and aware of what is going on! Please reach out to your Ward 1 City Council Alderwomen. Your voice DOES COUNT!

Becky Drury – phone: 721-7899, email: becky.drury@rcgov.org
Lisa Modrick – phone: 390-3861, email: lisa.modrick@rcgov.org

Councilwoman Drury and Councilwoman Modrick,

I hope you will dig onto this issue and see it through the eyes of your constituents. All of us who live on the four sides of this proposed development are affected negatively by what has been and will be proposed! Our homes were built on expansive soil in a manner that does not meet current code requirements, so many of us have experienced flooded basements and/or cracked foundations. This will be exacerbated by increased run-off from the proposed development, regardless of promises made by the developer! Detention ponds are not an answer! The most recent drawing showed one detention pond less than 50 feet from the nearest home. It showed another with virtually no way to get equipment to it for repairs or to maintain it!

I invite you to stop by to see the parcel for this proposed development. I will be happy to show it to you and introduce you to some of the concerned people in our neighborhood. You don’t have to be an engineer to see that the south edge is simply not suited for homes, due to the steep incline from the back of the homes on Field View Drive to the top of the hill where building is proposed.

I have learned from people who have lived in this neighborhood since its inception that at least 5 plans for development have been proposed over the years, and owners have abandoned those plans for good reason. Development of this hilltop is not safe or practical! It can only happen by infringing on the people who already live in proximity of the proposed development! We CANNOT allow that to happen!

Thank you.

Bill