

**From:** Casey Peterson <[casey@caseypeterson.com](mailto:casey@caseypeterson.com)>  
**Sent:** Wednesday, January 15, 2020 3:57 PM  
**To:** Fisher Vicki <[Vicki.Fisher@rcgov.org](mailto:Vicki.Fisher@rcgov.org)>  
**Subject:** Proposed Rezoning On Moon Meadows Drive to MDR

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Vicki:

Thank you for your help regarding my questions on the above project.

Unfortunately, business takes me out of town on the day of the planning commission meeting. I do wish to express my opinion on the proposal.

Bluntly, given the issues with the developments that have already taken place in the area, a rezone from Ag to a medium density (MDR) district would be inappropriate. The impacts would be negative on the existing neighborhood including the increase in traffic pushing further east into an area that is remote and of a low-density nature. Having another medium density project would also create an undesirable homogenous land use. Diversification of land use is desirable for good and sustainable planning and is a best practice that needs to be implemented here in this area.

This area has historically been a low density and remote neighborhood of dwellings located on a minimum of 10 acres running up to dwellings located on hundreds of acres. It would be wrong to inject MDR there. At one point there was a scenic overlay in this area to preserve the views and mountainscape which dictated height, landscape, and elevation schemes. While a change to the comprehensive plan removed that, the need to preserve the beautiful views of the open space and the gateway to the Black Hills still remains an important intangible objective for our community.

One use that would be compatible, which is the ultimate desire of the developer in this case, is an adult living community that consists of a dense center but with the bulk of the 40 acres being developed into single family and townhome adult dwellings. The accouterments of bike and walking paths, park-like landscape and outdoor settings would be a welcome change. That would be more acceptable in terms of the transition from the commercial and MDR zones located on Highway 16 to the more remote Park Forest type of existing dwellings to the east.

I would be opposed to an MDR rezoning for more apartments or higher density residential housing. I just do not think that is the best use of the area and would have a negative impact on values in the area.

An even more important impact is the fact that the area to the east only has one way in and out in case of emergency and also impacting normal traffic volumes. Traffic from an adult community will be vastly lower than from a residential development of apartments and other higher density use. This would lessen the impact on neighbors who are dependent on only one point of egress. Notable, there already are increased traffic safety issues at the intersection of Moon Meadows Drive and Highway 16 due to the apartments known as the Meadows being occupied and the commercial developments in the area both east and west of the intersection. The intersection is known by the SD Department of Transportation as being right on the cusp of needing traffic signals to reduce the increasing danger to

the traveling public. This comment was made at the recent Highway 16 Corridor Study meetings by DOT officials.

I want to be on record of being not in favor of MDR for any development other than an adult living community for this selected parcel. Should a project come up that is not of this nature, my opposition would be vocal.

Should you have questions or comments please do not hesitate to contact me.

Sincerely,

**CASEY C. PETERSON, CPA**

*Casey Peterson, CPA, AEP, PFS*

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**CASEY  PETERSON**  
*Leading the Way.*

From: kerry papendick <[kerrykp@mac.com](mailto:kerrykp@mac.com)>  
Sent: Thursday, January 16, 2020 12:32 PM  
To: Fisher Vicki <[Vicki.Fisher@rcgov.org](mailto:Vicki.Fisher@rcgov.org)>  
Cc: Lew Papendick <[lewpapendick@bhosc.com](mailto:lewpapendick@bhosc.com)>; casey and kathy peterson <[highview@rapidnet.com](mailto:highview@rapidnet.com)>;  
Dean & Danette Paschke <[ddpaschke@gmail.com](mailto:ddpaschke@gmail.com)>  
Subject: Re: Proposed Rezoning On Moon Meadows Drive File number: 19RZ045

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To: Vicki Fisher  
Rapid City Planning Commission

I apologize for being unable to attend the January 23, 2020 Planning Commission meeting at 7 am. So I am submitting to you my opinions on the request per this letter.

I feel the rezone of this property from Ag to MDR would be inappropriate for the following reasons;

1) This neighborhood is currently a low density/Ag type neighborhood with a minimum of 10 acre lots and some homes with 100 acre plus lots. Granted I do understand that development will occur in the future but this area as it develops should be preserved for low density residential. It has wonderful views of the Black Hills, Badlands, and city views. At one point there was a scenic overlay to this area to preserve the integrity of the views and uniqueness of this area. While a change to the comprehensive plan unfortunately removed that overlay, the need to preserve the beautiful views of the open space and the gateway to the Black Hills still remains an important intangible objective for our community.  
2) Given the issues with the developments that have already taken place in the area, a rezone from Ag to MDR would be inappropriate. Allowing another MDR in this area would create even more traffic problems. The ONE WAY in/out is dangerous and there is already an issue of unsafe traffic onto Hwy 16 from Moon Meadows Drive. Furthermore, allowing taller buildings to obstruct the views available to possible low density residential developments to the east of this parcel is unacceptable.

One use that would be compatible, which is the ultimate desire of the developer in this case, is an adult living community that consists of a dense center but with the bulk of the 40 acres being developed into single family and adult townhome dwellings. The counterments of bike and walking paths, parklike landscape and outdoor setting would be a welcome change. That would be more acceptable in terms of the TRANSITION from the commercial and MDR zones located on Hwy 16 to the more remote Park Forest type of existing dwellings to the east. This type of land use diversification would be acceptable.

Therefore, I would be opposed to MDR rezoning for more apartments or high density residential housing. I want to be on record of being NOT in favor of MDR for any development other than an adult living community for this selected parcel. Should a project come up that is not of this nature, my opposition would be vocal.

Should you have questions or comments, please do not hesitate to contact me.

Sincerely,

Kerry and Lew Papendick  
Highview Ranch, INC.  
8581 Dreamscape Road, Rapid City, SD 57702  
605-390-7585

Dear Vicki and Members of Planning and Zoning:

I would like to convey my thoughts on the proposed rezoning of the 40 acres off Moon Meadows Drive.

My home and property adjoin the eastern boundary line of the 40 acres where the proposed rezoning has been requested. Based on the orientation of my home, this is the primary direction that I view each and every day. Due to this proximity, I am extremely concerned with how this area will be rezoned.

The development that has occurred in the area so far has been disappointing. Our view of the Black Hills has been interrupted and the beautiful night skies are no longer easily visible due to the bright lights used at the apartment complex and street lights installed on Moon Meadows Drive. Additionally, our sleep quality has also been affected due to the lights from the apartments that shine directly into our bedroom windows. Daily walks with our dogs consistently involve bringing home trash/garbage to throw away and I have had to fix several flat tires on my car due to nails and screws picked up on the roadway that was built on the east side of the apartments. This is our only access point in and out, so it is extremely frustrating. These issues did not occur prior to development of the area.

Having medium density zoning on the 40 acres for additional apartments or higher-density residential housing of an urban neighborhood definitely would not be an appropriate use and have a negative impact on the existing low-density neighborhood to the east.

However, the proposed request for rezoning to MDR to facilitate the building of senior living facilities, comprised mostly of single-family and townhome dwelling units, would be more compatible and acceptable as a transition from the commercial use near Highway 16 to the low-density neighborhood existing to the east.

For the above reasons, I would like it duly noted that I oppose MDR for any project other than the senior living facility proposed.

Sincerely,

Kathryn Peterson  
8588 Dreamscape Road  
Rapid City, SD 57702