



**ENTERPRISES, INC.
BROKERAGE SERVICES**

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May 28, 2020

Rapid City Planning Commission
Dept. of Community Planning &
Development Services
300 – 6th Street
Rapid City, SD 57701

Re: Rezoning Request 20RZ030

Ladies and Gentlemen:

We are the owners of the property at 414 E. Stumer Road. Our property is adjacent to the subject parcel of the Applicant’s Rezoning Request. Please note for the record that we object to the proposed rezoning of the property in question.

From our search of public records, the property is still owned by Lazy P6 Land Co Inc., the same party that sold us our parcel. As you can see from the enclosed letter, we have objected to a prior rezoning request for this neighboring property as the Seller (Lazy P6) had assured us at the time of our purchase the land was intended for commercial use.

The use of the neighboring property is very important to our tenant, the U.S. Government’s Farm Service Agency and Natural Resources Conservation. One of the requirements of the initial site selection for the tenant was that the “Space may not be adjacent to residential property, schools, churches, daycares, or any other like facility ...”. We believe the rezoning, if approved, will adversely affect our tenant’s willingness to extend its current lease when it expires in January 2022, due to the change in use for the adjacent property.

Based on the current owner’s representation to us that the property would remain commercially zoned and on our tenant’s objection to being next to residential property, we ask that the Planning Commission deny the rezoning request.

I apologize that I am unable to attend the meeting in person, but I would be glad to answer any questions prior to the meeting. I can be reached on my cell phone at 419-656-4689 or by email at jm@hoty.com.

Sincerely yours,

RAPID CITY GSA PROPERTIES, LTD.

John M. Hoty, Managing Member

JMH/ljs
Enclosures
cc: City Council (for their 6/15/2020 meeting)



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April 2, 2012

Rapid City Planning Commission
Dept. of Community Planning
& Development Services
300-6th Street
Rapid City, SD 57701

Re: File No. 12RZ005 and No. 12RZ006

Gentlemen:

I am the manager of Rapid City GSA Properties, Ltd., the owner of the parcel of real estate at 414 E. Stumer Road, Rapid City, South Dakota, immediately adjacent to the parcel in question.

I object to the change of zoning requested by Lazy P-6 Land Co, Inc. at the northwest corner of the intersection of East Stumer Road and Shelby Avenue.

Lazy P-6 Land Co., Inc. is the same landowner who sold us our parcel. We disclosed our desire and that of our tenant (U.S. Government) for the immediate area to be offices in the future. The applicant assured us that this was the intent.

We have a long-term lease on our property with the U.S. federal government and we do not want a zoning change that may have a negative impact on our tenant.

Therefore, we ask that it be noted that we object to the zoning request.

Sincerely yours,

A handwritten signature in black ink, appearing to read "John M. Hoty", is written over a circular stamp or seal.

John M. Hoty
President

JMH/ljs