

17PD048

From: [erwin.mondt](#)
To: [cpweb](#)
Subject: townhome: 3228 Homestead Street
Date: Monday, October 23, 2017 4:11:24 PM

10/23/2017

We are absolutely apposed to a change in zoning that would allow a townhome to be built at 3228 Homestead street of Copperfield Vistas Subdivision.

We purchased our home in July 2017 because the area is listed as single residential zoning. We appose any change.

Ervin L. Mondt & Patsy H. Mondt

828 Copperfield Dr. Lot 7 in Block 1 of Copperfield Vistas Subdivision in the city of Rapid City, Pennington County, South Dakota
as shown on the plat filed in Plat Book 35, Page 83

Don Rea

804 Copperfield Dr.

Rapid City, S.D. 57703

10/21/2017

File #17PD048

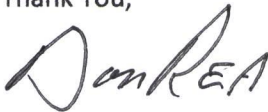
I received the notice for a hearing for a planned development application of Copperfield Vistas Subdivision. One of the reasons we purchased our home in this subdivision was the lack of townhouses and apartments. It has been my experience that the addition of townhouses and apartments has caused a decline in property values of not only the adjoining property but the subdivision as a whole.

Additional problems with parking and traffic flow would make it more difficult for existing home owners as well as poses a threat to pedestrian traffic. Streets in this subdivision are already narrow and congested. Many new families with young children call this area home. The increase traffic flow would cause a major safety concern.

For these reasons I am opposed to this rezoning and request that it be denied. There is sufficient property available elsewhere that could be set aside exclusively for townhouse and apartment development without creating safety concerns and property value loss in existing subdivisions.

I do appreciate being given the opportunity to express my views. From the conversations I've had with other property owners we are all of the same opinion.

Thank You,



Don Rea

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OCT 24 2017

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& DEVELOPMENT SERVICES