

October 5, 2017

City of Brookings  
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Brookings, SD 57006

City Council members and Mayor Keith Corbett:

I went to the [cityofbrookings.org](http://cityofbrookings.org) website regarding the Lofts at Park Hill (6<sup>th</sup> Street, 5<sup>th</sup> Street, and 12<sup>th</sup> Avenue) as a follow-up to the September 26, 2017 council meeting specifically for the first reading and review of **7.A. ORD 17-022**.

I read the **OFFICIAL MINUTES** of the September 5, 2017, Planning Commission that had many opinions, including opinions of some members of the Planning Commission and supporters for rezoning believing there is a "land shortage" and "6<sup>th</sup> Street will be commercial." The concerns of neighbors and advocates for neighborhoods need to have a voice in rezoning. **Item #7a-** had all five rezoning requests and the ordinance passed as "**MOTION CARRIED.**" The paraphrasing of my attached letter was incomplete and didn't address my items 3 and 4.

The rezoning approvals set precedents for all future rezoning requests. I ask the members of the City Council and Mayor Corbett to look for buildings that are 48' (or 36') in height that front main traffic thoroughways and how the density issues related to those developments affect traffic (vehicle, pedestrian, and recreational). Also, to look at the buffer areas of apartment buildings in the city of Brookings and especially near the SDSU campus.

This rezoning for the Lofts at Park Hill has a parking lot in the 5th Street neighborhood. This is a serious concern for area 5th Street residents and for people using 5<sup>th</sup> Street to access Hillcrest School, Hillcrest Park, and downtown. Having a parking lot in a residential neighborhood starts a precedent for parking lots to be rezoned for other neighborhoods. A parking lot on 5th Street and 12<sup>th</sup> Avenue may result in traffic problems, increased accidents, create significant light and noise issues, and drainage problems. The parking lot on 5<sup>th</sup> Street negatively impacts the neighborhood.

I am not available on October 10 due to officiating commitments and, if applicable, I wanted this letter sent out in the mailing to the City Council and Mayor if the Lofts at Park Hill is on the agenda. Please consider how a parking lot -- on a residential street-- affects neighbors, neighborhoods, and safety.

Thank you to the City Council members and Mayor Corbett for reviewing the issues involved in this ordinance to rezone lots in the Hill Park Addition.

Respectfully,

Jay and Kathy Larsen  
1347 5<sup>th</sup> St.  
Brookings, SD 57006  
605-692-9077

Attachment: Larsen letter dated to Planning Commission dated August 31, 2017