



**November 2, 2022**

**TO WHOM IT MAY CONCERN:**

**YOU ARE HEREBY NOTIFIED** that Ethan Coop Lumber is requesting Lot 1, Block 5 of Woodland Heights Planned Development District (see enclosed map) be removed from 10-9B-3 Subarea B and be added to 10-9B-3 Subarea C. The owner wishes to allow a duplex be built on this location.

**YOU ARE FURTHER NOTIFIED** that the City Planning Commission will be conducting a hearing on this application on Monday, November 14, 2022 at 12:00 pm (noon) and the City Council will consider 1<sup>st</sup> Reading of the Ordinance on Monday, November 21, 2022 at 6:00 p.m. and 2<sup>nd</sup> Reading and Adoption on Monday, December 5, 2022 at 6:00 p.m., all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We    
OWNER

2808 Gamble Ct., Mitchell, SD  
ADDRESS

APPROVE

DISAPPROVE

COMMENTS:



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I/We Shelly Howard  
OWNER

1010 Carl Rd  
ADDRESS

APPROVE

DISAPPROVE

COMMENTS:

There are no other duplexes in this area of development. I think it would lower property value for the rest and look tacky.



City of Mitchell | Public Works  
612 North Main Street | Mitchell, SD 57301  
Phone: 605-995-8433 | Fax: 605-995-8410  
CityOfMitchell.org



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I/We Dan + Valerie Anderson  
OWNER

2833 Cottonwood Circle Mitchell SD 57301  
ADDRESS

APPROVE

DISAPPROVE

COMMENTS:

Email from Trish Carlson

I did fax in my disapproval, but an additional comment I would have is why do we need to change that lot when there are obviously other lots that are already listed as subarea C that the builder could build on. If where I am is subarea C, there are 5 lots right there. And if you said the changed 10-12, that is 3 more. So there are already 8 lots available, zoned properly. Leave the single family single family so the whole neighborhood isn't full of duplexes. We need some houses mingled in there also.

Email from Trish Carlson

does clear it up, but disappointed as I was told by Ethan when we purchased our lot that the only area there would be duplexes would be on Capital, not where we built our home. Guess we don't have a choice unfortunately.

Email to Trish Carlson

Trish,

The entire area down there is in a Planned Unit Development created by Ethan Coop Lumber called Woodland Heights Planned Unit Development.

They have broken down the area into a three sub areas. The outside of Cottonwood Circle is part of sub area B and the inside is sub area C.

Originally lots 1-12 of Block 5 (outside of Cottonwood Circle) was only zoned for single family housing. Since then Lots 10-12, Block 5 have been rezoned to allowed duplexes on which is allowed in sub area C. You received a letter for Lot 1, Block 5 because they would like to change that from Sub area B to Sub area C to allow a duplex to be built on it which is a permitted use in sub area C.

The interior of Cottonwood Circle is sub area c which allows for multifamily dwellings up to 12 units as well as single family dwellings as a permitted use and over 12 units as a conditional use. This area is Lots 1-10, Block 6. So on lots 3 and 9 duplexes are being built as a permitted use so no notice is needed to send to neighbors for that as it is allowed per code.

I hope this helped clear things up, if not please reach out to me with any more questions you have. Thank you.

Mark Jenniges  
City Planner  
City of Mitchell  
605-995-8433

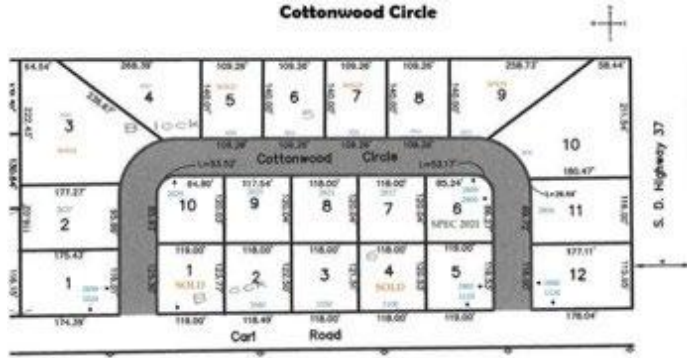
Email from Trish Carlson

Terry

Can you tell me about the construction happening on lot 3 & 9 in the center?

We are lot 1 in the center and received a notice that they want to change the subarea of lot 1 to the west of us so they can do a duplex. But the houses being built on lot 9 and 3 do not look like single family homes either, and we were not notified with those?

Thanks  
Trish Carlson  
1030 Carl Road, Mitchell



Sent from [Mail](#) for Windows