

06UR023

----- Original Message -----

From: "Judy Klater" <jklater@dSDK12.net>
To: <CouncilGroup@rcgov.org>
Cc: "Judy Klater" <jklater@dSDK12.net>
Sent: Tuesday, January 09, 2007 4:22 PM
Subject: Re:

1/9/07

To the Rapid City Council Members:

Since the issue of Wellspring Family Based Services being allowed to take up residency at a former church location on Evergreen Drive and Dover Street in a primarily residential Canyon Lake area has finally come to a council vote, I would deeply appreciate your further consideration of the following statements. These arguments against allowing such an infiltration of conflicting interests within our neighborhood represent the feelings of all the land owners between the Canyon Lake Grade school and Jackson Blvd.

Ours is a long standing residential area around a neighborhood grade school with a middle school right across Canyon Lake Drive. Our small children and youth have walked through the area to and from school and have always been able play outside night or day without worry for all of the years that I have owned property in the area. I, once, was one of those kids who ran joyfully all over the neighborhood.

All of us in the immediate area of the church lot used to know each other as neighbors. It is bad enough that there are so many apartments with unknown tenants due to the medium-density zoning. This facility will bring into the neighborhood those individual who are, at the least, behaviorally disturbed to, at the worst, truly criminally inclined. The institution will be operating until 10:00 at night. We are already subject to youth driving wildly enough through the narrow streets without inviting someone who may leave Wellspring in anger after dark, driving with even less control than the joyriders. All we property owners ask, especially those of us with young families, is for our side of the argument to be fairly considered by the City Council in the midst of the social and commercial considerations that may be backing Wellspring. Yes, they are a viable, unfortunately necessary type of service in our present society...but, please encourage them to relocate on the outskirts of the city where any negative activity inherent within their community will be, perhaps, less harmful.

Sincerely,
Judith A. Klater ~ Canyon Lake Property Owner

8/21/06

To Whom It May Concern:

Rezoning the Medium Density Residential (MDR) Canyon Lake area to Office Commercial may affect the me as Canyon Lake resident in the following ways:

1. The proposed spot rezoning goes against the current special overlay of the Canyon Lake community simply by changing the current atmosphere of the area as a "neighborhood" where people basically live, worship, and go to school.

2. The proposed spot rezoning affects the potential for additional rezoning of the rest of the neighborhood now and in the future in these ways. If what is a neighborhood church (non-profit even more so than the apartments allowed in the MDR zoning we already have) is exchanged for a commercial enterprise of any kind, we have set a precedent for the entire area. One spot rezoning may lead to another until our current "special overlay" could simply be exchanged for the next level as happened in the previous fight to keep apartments out of the Canyon Lake area. "Spot Rezoning" has a mushrooming effect that can take over an area of its own volition. If we do not "put our collective feet down" right now in whatever way possible, our still relatively "neighborhood" community will be no more. It is already commercial all along Canyon Lake Drive. Whether this is actually zoned differently because it faces the bigger street or is already an example of the possible encroachment of "spot rezoning" I simply do not know at this time. But that is how it truly seems.

3. The proposed spot rezoning will affect the amount of traffic on our relatively quiet and narrow streets in the Canyon Lake area as clients come and go throughout the day to any business. Again, we are inundated with apartments within our current zoning that always bring more and more traffic to our once single dwelling neighborhood streets. Why would we wish to complicate this current zoning problem by inviting even more non-residential traffic? Finally, this particular client "traffic" could lead to other problems as unstable personalities are purposely introduced into our neighborhood right on a street leading to a grade school. This needs to be considered.

Thank you for the opportunity to respond to these questions,

Respectfully,
Judith A. Klater,
Canyon Lake Area Resident

Growth Management Dept
300 Sixth St
RC SD

I'm not opposed to having a
Teenage Care center, my concern
is, that it could be sold
to a business or a large
apartment complex.

These are my
thoughts

IN 07E Sec 09 RC Cottonwoods
BIK 3 W70' of Lot 16-20

RECEIVED

JAN 10 2007

Rapid City Growth
Management Department

Sincerely
Curtis V. Binder
3429 Cottonwood St.
Rapid City S.D.

57702

9 JANUARY 2007

Comments presented to the Rapid City planning commission (growth management Department)

Peter and Matura Pelagic : RESIDENTS :
3426 SCHAMBER ST. RAPID CITY, SD 57702

LEGAL DESCRIPTION :

1N 07E SEC 09 RAPID CITY SCHAMBER SEC 9
NW 1/4 NE 1/4 B1K 3 E 65' OF W 135' OF LOT 8-10

My wife and I are concerned about our neighborhood might have a Commercial Facility located close to our home. We are very worried about what the future holds for us.

Our taxes are raised each year, I wonder if this will cause our taxes to be raised even more each year.

a favorite term used by realtors is "THIS HOME LOCATED IN A QUITE RESIDENTIAL AREA" is this the phrase the realtors will still be using when trying to sell homes in our area?

Thank you for your kind consideration in this very important matter.

Respectfully,

Peter Pelagic
Matura Pelagic

RECEIVED

JAN 10 2007

Rapid City Growth
Management Department

January 9, 2007

Growth Management Dept.
300 6th St.
Rapid City, SD 57701

RE: Calvary Lutheran Church
Proposed site for Wellspring
3402 Cottonwood St.
Rapid City, SD 57702

To Whom it May Concern:

I am writing to ask that you deny the Commercial Business Permit for this property. We are still concerned that this property will be used for other commercial business sometime in the future (other than Wellspring.)

Thank you for your consideration.

Sincerely,

Sharon Vickers

IN 07E SEC 09
Rapid City Schamber

Sec. 9 NW 1/4 NE

1/4 BLK 2 E 70' of Lot 1-4
(Single residence) @
3701 W. St. Patrick

RECEIVED

JAN 10 2007

Rapid City Growth
Management Department

Arnold Gust
1937 Rushmore St.
Rapid City, SD 57702
January 9, 2007

RECEIVED

JAN 10 2007

Rapid City Growth
Management Department

Growth Management Department
300 Sixth Street
Rapid City, SD 57701-5035

Dear Growth Management Department:

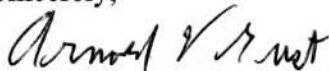
I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to grant a conditional use permit to Jay Van Hunnik for Wellspring, Inc. I understand that the decision is being considered to allow a teenage care center to operate at 3402 Cottonwood Street.

However, I do not believe that the benefits of granting a conditional use permit to allow Wellspring Inc. to operate a teenage care center in this residential district is beneficial to the residents of the neighborhood known as Cottonwoods Subdivision. Consider the following: The streets between Canyon Lake Drive and Jackson Blvd are very narrow. Many of these streets do not come together squarely at intersections, many with offsets, which are not conducive to increased traffic flow that would most certainly accompany any commercial endeavor. The sight and sound of additional traffic on these narrow and irregular streets would detract from the natural park-like scenery and serenity of the neighborhood. Furthermore, it is not uncommon for one commercial permit to evolve into two or more in the future. Once one conditional use permit is granted, others may be more likely to follow. This area was never intended to accommodate any commercial business of any type, which should be very evident to the Growth Management Department.

Nobody wants to see teenagers in need turned away. However, consider that permitting a business such as Wellspring to operate in a residential area such as Cottonwoods Subdivision may unintentionally drive up crime, graffiti, and violence. This is of obvious concern to the residents that live in the neighborhood.

The granting of a conditional use permit to Jay Van Hunnik for Wellspring Inc. serves to benefit Mr. Hunnik and Wellspring Inc. only. The residents of the neighborhood have everything to lose and nothing to gain by granting Wellspring Inc. permission to operate the proposed teenage care facility in their neighborhood.

Sincerely,



Arnold Gust

06UR023

----- Original Message -----

From: Mulwyk1@aol.com

To: councilgroup@rcgov.org

Sent: Thursday, January 11, 2007 12:06 AM

Subject: Re: File number 06UR023

1/10/07

Re: The Conditional Use Permit of Lots 2 thru 15 and Lots 18 thru 34 of Block 9 of the Cottonwoods Subdivision, Section 9, TIN, R7E, BHM, Rapid City, Pennington County, South Dakota

3402 Cottonwood Street

File Number: 06UR023

To the Rapid City Planning Commission and the Growth Management Department:

I would like to file these last comments on the rezoning of this property. There are a few concerns that we would like to voice and keep on record:

1. Please do not allow any additional re-zoning on this residential property.
2. Please be aware of the possible increase in problems of traffic congestion, street repairs, etc. that may occur when a business moves into a residential area.

Thank you for your time,

Sharon and Bob Gustafson
1930 Evergreen Dr.
Rapid City, SD 57702

("Block 9 of the Cottonwoods")

06UR023

----- Original Message -----

From: "bharrison" <bharrison@rushmore.com>
To: <CouncilGroup@rcgov.org>
Sent: Wednesday, January 31, 2007 7:06 PM
Subject: Conditional Use Permit No. 06UR023

Dear Council members,

My neighbors and I find ourselves in the unenviable position of having won the battle to deny spot rezoning within our neighborhood, but stand to lose our neighborhood to maintain a quiet residential neighborhood. We are now faced with the prospect of a large teenage counseling center taking over property located in the heart of our neighborhood. This proposed center is more than 3 times as large as what we were informed during neighborhood informational meetings in the fall. In fact, none of what we were assured would be involved in their proposed center turns out to be true. The constant movement of 100 individuals in and out of our neighborhood from 8:00 a.m. until 10:00 p.m. will destroy any semblance of a residential area.

I can't believe a change of this magnitude and the destruction of the Canyon Lake area is what you intended when you approved a change in the Use on Review criteria specifically to accommodate Wellspring. They have taken what was originally submitted as an Office/Commercial zoning proposal and expanded it as they now try to fit into MDR zoning.

Please stop now and reconsider. I ask you to deny a counseling center of this size to locate in the middle of a residential area.

Sincerely,

Bonnie Harrison
2022 2nd Ave.
Rapid City, SD