

Bellwether Limited Partnership
1518 Forest Drive
Rapid City, South Dakota 57701

July 24, 2011

Rapid City Council
300 6th Street
Rapid City, South Dakota 57701

To whom it may concern,

We recently received a notice for an appeal of the of Planning Commission Decision for file number 11UR014. We are opposed to an on-sale liquor establishment being built at this locations for several reasons.

First, we have recently built apartments in the basement of 717 Meade, Suite 300 for several mentally-handicapped young men around the ages of 25-30. At the time these apartments were built, we felt like the immediate neighborhood was fairly safe and free of traffic. These young men do not have the judgement ability that non-disabled people have; it seems counterproductive to build this type of establishment directly across the street.

Community Health's Pediatric Clinic, Rapid City Regional's Education and Research Departments, Pine Peaks Dental Office and Dr.Rempel's (D.D.S.) office - five of our commercial rentals - as well as our business, West River Dermatology, are all located across the street from this proposed establishment. To build a bar/casino across the street from a pediatric facility also seems obviously counterproductive. Additionally, these quiet, low-traffic-flow professional offices and the surrounding neighbors have existed well together, without changing the character or safety of the neighborhood. We feel this establishment has the potential to change that.

Since we carry the liability for whomever is in our parking lot, we are also very concerned about parking issues. Our property has the most parking spaces in the area, and already we have had problems with overflow parking from Sonic and even from Casa Real, which is across Mt. Rushmore Rd. from our lot.

We are very much in favor of seeing progress in Rapid City, but this does not seem like the appropriate location, given the existing residential and professional character of the neighborhood and the current zoning, to put an on-sale liquor establishment . With that in mind, we are even more concerned that this could be allowed with insufficient buffering.

Sincerely,

Janice and Roger Knutsen
Bellwether Limited Partnership

TO: MEMBERS OF THE RAPID CITY COUNCIL

RE: 11UR014 - - APPEAL OF PLANNING COMMISSION
CONDITIONAL USE PERMIT APPLICATION
703 - 705 Indiana Street



This Conditional Use Permit for a Casino has been around since 2006 when it was first denied by the Council. It was denied by the Planning Commission in June, 2010 and again July 7, 2011. The latest denial has now been appealed to the Council.

I sincerely hope you have been able to review the records and personally inspected the area in question. My "neighborhood" has undue concentration of casinos at this time. The casinos are Toby's, Colonial House, Rodeway, Casa Real, Eighth Street Casino and Smiley's could be next. To allow a new casino less than 100' from Toby's Casino is most certainly inappropriate and is "undue concentration". If you allow them to build their casino within 100' of an operating casino, you are encouraging other owners to do the same thing! If this casino is permitted and the property owners do not rent the north part of their casino - what is to stop them from asking to convert the unused portion of their building into yet another casino?? Will we be seeing back to back casinos all other town - -

The one casino in our neighborhood does jeopardize the value of our property - if you allow two casinos within 100' - our property values will certainly be adversely affected. This could very well be the beginning of the end of our residential neighborhood - things will never be the same. In addition to their casino, they want to install a large lighted sign at the northeast corner of the property - wow, that will really make the property owners happy to have their neighborhood lighted up with a big sign.

Interim Health Care directly west of the proposed location has expressed their objection to this business. In Dr. Knutsen's medical complex to the north, they have expressed their objection as well. These are two commercial property owners who are not objecting to a commercial business but to the "casino type" business.

As property owners we deserve the right to enjoy our homes without the intrusion of more casinos - - we do not need two casinos and 40 video lottery terminals in this one block area - this is undue concentration and unfair to our neighborhood!

It is time for Rapid City to step up and be in charge of all alcohol/video lottery casinos in this town! Please remember that our ward has only one representative to represent us. I am asking for the support of all council members to deny this appeal. Thank you.

Twylah Luedtke
633 Indiana Street
342-3055