

December 30,2015

Rapid City Planning Commission
300 6th St
Rapid City, SD 57701

Dear Commission Members

I am writing to voice concerns over a rezoning request from General Agriculture to Heavy Industrial, File #15RZ023, located South of Eglin St between East North St and Elk Vale Road. I am writing as an adjacent land owner and a concerned citizen of Rapid City.

In their letter of intent dated Dec 2, The applicant states the intended use to be:

“Processing of junk, waste material, discarded or salvaged materials, machinery, automobile or equipment. ...processing, warehousing, and manufacturing, to include acetylene gas manufacturing and bulk storage. ...possible railroad freight terminal and railroad repair shops “

This would not be an acceptable use of this property given its location within the city of Rapid City, the current development of the area surrounding the property, and its high visibility as an entry point into Rapid City. The uses mentioned above would severely negatively impact the surrounding area with increased heavy truck traffic, dangerous materials, noise, odor and appearance. The uses mentioned above would certainly not conform to the current general commercial development in the area, ie. hotels, restaurants, car dealerships, retail shopping and other public uses. The property requesting this rezoning is also highly visible as an entry point into the City of Rapid City and would not create a favorable impression.

Please do not create an “Island” of heavy industrial use, in this case a junk yard, in an area identified by its current uses and future planning as a general commercial and light industrial use area. Please vote to deny this application for rezoning.

Thank You
Peter Hendricksen

January 4, 2016

Rapid City Planning Commission
300 6th St
Rapid City, SD 57701

Dear Planning Commission Members:

We were recently notified of a neighboring property requesting to be rezoned from General Agriculture to Heavy Industrial. We are General Agriculture owners contiguous with the western border of the requesting property in file number 15RZ023.

This request immediately captures our attention because it seems in our minds to be a mismatch for this area of town. The multitude of heavy industrial uses mentioned in the Renner Associates Letter of Intent do not seem compatible with, and almost in opposition to, the surrounding property and visual attractiveness to the major gateway into Rapid City.

While we fully recognize the need for heavy industrial zones and the businesses that do business in them, we truly question if this location is appropriate for it or if it is detrimental to neighboring property and the City of Rapid City for the long term. We believe it is the latter.

Respectfully submitted,

Sally Adams
Patricia Tange
Teresa Neer

To: Members of the Planning Commission and City Council

From: Sylvia Conrad


Date: January 4th, 2015

RE: Re-zone at Rushmore Crossing

Thank you for your dedication to make Rapid City the community we are all proud of. There are many requests that come before you, and there are some difficult decisions. The one before you today in my opinion, will have a negative impact on a development and growth factor that far exceeds anything most of us could imagine. It is called "Rushmore Crossing". Millions of dollars have been spent by companies we welcome as neighbors. To impact their investment with a salvage yard at one of the entrances does not speak well to them as a community.

It is your job to enhance established investments, and create a corridor of enhancement. The long range plan is for housing above and around the subject area, would you buy a house overlooking a salvage yard? I strongly urge a no vote on the rezone and the use of this site.

Respectfully submitted,


Sylvia Conrad

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**Rapid City Community Planning
& Development Services**



3911 N Hackbarth Road | Janesville, WI 53548 | 608.563.5501

January 6, 2016

Rapid City Planning Commission
300 6th St
Rapid City, SD 57701

Dear Planning Commission Members:

We, FOX DEN STORE-IT 2810 Eglin St Rapid City, SD, support the rezoning request from General Agriculture/Light Industrial to Heavy Industrial, File #15RZ023 located South of Eglin St between East North St and Elk Vale Road.

FOX LLC and FOX DEN STORE-IT have had no issue being directly next door to Ace Steel and Recycling for the past two years.

We find this to be an opportunity for the city of Rapid City. Rezoning would not only allow the city to have the ability to screen the new facility but to improve the appearance from Interstate 90 and from Eglin St.

Regards,

Jeff Fox

FOX DEN STORE-IT

15RZ023

February 11, 2016

Rapid City Common Council
300 6th St
Rapid City, SD 57701

Dear Council Members

I am writing to voice concerns over a rezoning request from General Agriculture to Heavy Industrial, File #15RZ023, located South of Eglin St between East North St and Elk Vale Road. I am writing as an adjacent land owner and a concerned citizen of Rapid City.

The applicant is requesting a blanket rezoning with no planned development overlay. While the stated purpose of this request, to move the A-1 Recycling operation and to clean up the recycling process in this location is reasonable, to rezone this property without a planned development would not be sound future land use planning. A blanket rezone of this property to Heavy Industrial would open up this property to any allowable Heavy Industrial use at any time in the future without any city involvement or control.

The subject property is identified in Rapid City's Future Land Use Study as Light Industrial. The current development in this area is General Commercial and Light Industrial in nature. To zone this property Heavy Industrial with no planned development conditions would create an "island" of any allowable Heavy Industrial uses in the future.

Please vote to deny this application for rezoning.

Thank You
Peter Hendricksen

From: conrads@rushmore.com [<mailto:conrads@rushmore.com>]

Sent: Wednesday, March 02, 2016 10:20 AM

To: Laroco Robert <Robert.Laroco@rcgov.org>

Subject: Ace Salvage

Good Morning.

I did not keep my letter from the city, so I have no reference # for the item on the planning/city council agenda.

This is in reference to the proposed purchase by Ace Salvage of the property owned by Johnson Bar 5 .

I did write a letter opposing the sale. I verbally admitted, at the first planning meeting, that I had not seen the site, and after my inspection, I completely changed my mind. I can see no other or better use for that property. Please approve the sale, as there are, in my opinion, more positives than negatives. Seriously, do any of you see a better use or a way to put it on the tax role? Respectfully, Sylvia Conrad