

01UR029

Bob Faubert
4887 Easy Street
Rapid City, SD 57702

RE: 01UR029

Dear Council:

Regarding No. 01UR029, A request by Steve and Trisha Nolan for a Use on Review to allow a day care center in the Low Density Residential Zoning District at 4605 Easy Street.

I oppose this use for the following reasons:

1. This house is at the intersection end of a dead end street. There is no other exit from this street. The space will be a hazard, particularly for emergency vehicles, especially during peak hours.
2. Easy Street is a steep hill at this location. In winter, the section of street directly in front of the house gets extremely slick. To get up Easy Street beyond the subject house when snowy, one must accelerate adequately to maintain momentum. Multiple cars at this location will present a severe and real hazard at such times.
3. Peak hour traffic. Traffic flow at peak times in this very location is already quite intense. The intersection lies between Sheridan Lake Road and Park Drive. On the other side of the street are the new Corral Drive Apartments, and the Corral Drive Middle School is nearby on Park Drive. At 7:30 a.m., there is already continuous traffic past Easy Street. School traffic, apartment traffic, and Easy Street traffic will bottleneck here at least twice a day.

This use would create an unacceptable hazard level. It creates the scenario of “an accident waiting to happen.” It places Rapid City citizens into unnecessary danger.

4. A Day Care Center is a business that will have peak traffic hours corresponding to commuting time. Multiple vehicles will want to access the property at the same time. This is very different from an office that would have its customer traffic spread out through the day. Commuting hour traffic is already very intense on this spot. It will become dangerous with a Day Care Center at this location.

Please deny this request.

Thank you for your consideration.

Sincerely,



Bob Faubert
4887 Easy Street
Rapid City, SD 57702