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March 2, 2003

Rapid City Planning Department
300 Sixth Street
Rapid City, SD 57701

Rapid City
Planning Department

RE: MAJOR AMENDMENT TO A CONDITIONAL USE PERMIT TO ALLOW AN EXPANSION OF AN EXISTING PRIVATE SCHOOL

File No: 03UR003

Applicant: Janell G. Jewett for Children's House Montessori

Location: 3520 West Main Street

To RC Planning Department:

The present zoning in this area is currently low density residential. I can't believe that a conditional use permit was initially granted for Children's House Montessori use in this area. Currently they're 3 schools, (West Junior High, South Canyon Elementary and Stevens High School) in close proximity to this location, which causes major traffic flow. All these school use Soo San Dr. and West Main Street.

The very reasons I am not for any expansion to what already exists is the increase in traffic. The traffic at the Montessori House now causes traffic congestion especially at critical times when the working public from this neighborhood needs to leave to work or is coming back from work. This school causes a increase traffic flow in front and the side of my house.

On days when they have special, Christmas or other Holiday meetings, many vehicles are parked around the adjacent streets in the nearby neighborhood including along the north side West Main Street. I have personally had my driveway blocked from someone parking behind me during one of the special meetings.

Children's Montessori House currently has one entrance onto West Main Street. If their clients/parents miss this entrance going west, they immediately turn left or south on 36th Street, east on Hall St., then north on Soo San Dr. back to the entrance on West Main Street. This causes excessive noise, all kinds of people that are not neighbors that are in our neighborhood and increased traffic in our neighborhood. I would rather not have these people here. Believe me this happens very often.

The Clients/parents must also egress/exit from the same entrance. Traffic that needs to turn east onto West Main Street causes a considerable traffic hazard by crossing the west bound West Main Street lane and immediately enters a traffic light at Soo San and West Main Street intersection. If the light is red and one or two cars are stopped at the light the cars that are exiting from the Children's Montessori School have to stop across the west bound traffic lane. I have many times witnessed on-coming traffic come to very quick stops in order to miss Children's Montessori School traffic. And many times these same client/parents are not courteous drivers and will pull out in front of on-coming traffic.

In this case I hope that the Rapid City Planning Department does not allow the additional expansion of the Children's Montessori School. Please let this neighborhood remain as low density residential.

Sincerely,



Terry Patterson
3602 Hall Street
Lot 39-40, Block 3, Hall Subdivision, City of Rapid City