

**From:** monty robinson [<mailto:montyrobinson@rushmore.com>]  
**Sent:** Thursday, August 01, 2013 10:41 PM  
**To:** cpweb  
**Subject:** Planned Development Application File Number 13PD026

I am writing to voice concern about a petition that has been filed for a Planned Development by applicant Ryan Gruba for an Auto Body Shop at address 3205 West Chicago Street. I do not support this application for the following reasons:

There are already businesses that the city has allowed in our neighborhood that no one wants in their neighborhood. In a small area very near my home, we have 3 casinos, a smoke shoppe, a strip joint, a tattoo parlor, a cement plant that emits hazardous emissions every night, a rock quarry that blows layers of dust on our cars every day and pollutes the entire city, a coal-fired cement plant, several used car lots, and a large low-income apartment complex, not to mention a whole street of run-down duplex rentals. The apartments do not have garages, and 32<sup>nd</sup> Street is already packed with parked cars. Recently, a muscle-car body shop was allowed in our neighborhood on W. St. Louis and now we frequently have cars racing up and down our street with really noisy mufflers at all hours of the day and night. When the Total Home Improvement Store was on that corner, even though semi-trailers were not to drive down 32<sup>nd</sup> Street due to a size restriction, we still frequently had this happen, not to mention the semi-trailers that were parked in the street many mornings waiting for the store to open so they could unload. I also have a concern that the intersection on 32<sup>nd</sup> Street and West Chicago is a high-risk intersection for accidents. When vehicles are parked in the parking lot at 3205 W. Chicago, it is difficult to see if the path is clear because the vehicles in that parking lot obstruct my view of fast-moving oncoming traffic. I also have concerns about the noise that a body shop brings. We already deal with the noisy cement plant kiln, Black Hills Power and the fire station. The last thing this neighborhood needs is another "dirty" business.

Carol Robinson  
3119 West Omaha Street  
Rapid City, SD 57702  
605-342-0756

**From:** KRIS HITTLE [<mailto:krishittle@yahoo.com>]

**Sent:** Tuesday, August 06, 2013 9:18 PM

**To:** cpweb

**Subject:** File #13PD026 3205 W Chicago St.

We would like to address the planned development by Ryan Gruba for 3205 W Chicago St.; an Auto Body Shop.

Our personal residence is located at 210 32nd Street. Legal description: Green Acres; Block 6 Lot 9-12 directly southwest of the planned location.

We do not feel permission should be granted to allow an Auto Body Shop at 3205 W Chicago St. Our neighborhood is mostly residential with light business traffic. Quite often 32nd Street is used as a cross street to go between W Main and W Chicago Street. We feel if there is a body shop traffic, speed and noise would increase creating a hazardous environment for the area residents. Churchill Apartments are located adjacent to the proposed location. An estimated 50 children live in the apartments. With increased traffic their safety would be an issue. We are also concerned about our property values, loitering and vandalism. When Total Home Improvement occupied the building we had problems with their garbage blowing into our yard. If vehicles park along W. Chicago Street it is difficult to see when trying to pull into traffic from 32nd Street onto W Chicago. The speed limit on W Chicago at this location is 50 miles per hour.

We appreciate you not approving an auto body shop at 3205 W Chicago St.

I would appreciate a reply confirming receipt of my email.

Sincerely,

Kris and Kevin Hittle  
210 32nd St  
Rapid City, SD 57702  
605-721-7644  
[krishittle@yahoo.com](mailto:krishittle@yahoo.com)