

From: Angela Curry [<mailto:angiecurry@hotmail.com>]
Sent: Tuesday, September 22, 2015 7:06 PM
To: Fisher Vicki
Subject: Cleary Building Meeting October 8th

Hey Vicki,

I e-mailed with you about a year ago when an equine surgeon wanted to have his large and small veterinarian clinic next to my home. My neighbor has recently informed me that the Cleary building is up for rezoning. I live at 6673 Wellington Dr., and my property may have the most feet bordering the Cleary building property. I am very much in support of this being zoned as low impact residential (town houses, single family homes) or professional office (attorney, CPAs, dentists, etc.). I cannot support the property being used as commercial storing with hours of operation before sunrise and after sunset. As always, please consider the best interest of the neighborhood and the residents when working through the rezoning plan.

I have lived in this home since 2010. My realtor informed me that any commercial property that bordered a residential property needed trees to divide the two. I have several dead evergreen trees next to my property line that I wish were more esthetic. Do dead trees bordering a commercial property meet the Rapid City standard? If they would replant the trees it would be much appreciated.

Thanks for your time on this ongoing case.

Best regards!

Angela

Angela Curry
6673 Wellington Dr.
Rapid City, SD 57702

15PD435

Fletcher,

Here are some photos taken over the past couple of months at the Cleary Building. These go along with an email sent on 9/29/15 that Vicki would have forwarded to you.

Thank you for your time with this matter.

Gigi and Tim Christensen

RECEIVED

OCT 01 2015

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

15PD435



Afternoon 9/22/15



9/22/15 Am



Afternoon 9/22/15

15PD035



9/22



9/22



pictures around 6:30-6:40 AM
9/22
started @ 5:30 AM

15PD035



15PD035



Sept. 18, 2015

RECEIVED

SEP 21 2015

To: Vicki Fisher

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

I am writing in regard to the future plans of The Cleary Building located on Catron Boulevard. We understand that Cleary has filed an application for an amendment to their development.

Please keep in mind when making your approval that their property is in a family neighborhood area. We have concerns of noise; perhaps semi's driving through the neighborhood.

Because turning into the Cleary Building area is tricky, as Catron ~~But~~ Blvd has only certain places to turn off on, some

vehicles drive through
Wellington Drive to get
to Chary. We have a
large number of children
who play there.

Thank you for your con-
sideration in this matter.

Dick; Bev Selgely
6543 Wellington Ct.
Rapid City, S.D. 57701

Ms. Fisher/Mr. Fletcher,

I am writing to you concerning the rezoning request from the Cleary Building located on the corner of Catron and Wellington drive here in Rapid City. I have lived across the street from that business for 9 years and I am against anything that will increase the traffic due to large commercial vehicles to this place of business. No unloading or loading during non-business hours. I would like to see the area updated with dumpster enclosures and landscaping (i.e., parking areas paved, dead trees removed and replaced and lighting). No long term parking of vehicles and equipment as there has been in the past. If you have any questions please feel free to call.

Thanks

Larry & Maria Osborne
6668 Wellington Dr.
Rapid City, SD
381-4108

From: Gigi [<mailto:georgichriste@hotmail.com>]
Sent: Tuesday, September 29, 2015 10:34 AM
To: Fisher Vicki
Subject: Cleary Building Application

Hi Vicki,

We would like to voice some concerns regarding the application by the Cleary Building for a major amendment for a planned development.

It is our understanding that they are asking to be recognized as a professional business office space. Here are some concerns we have with how they are currently conducting business.

- *Trailers loaded with equipment and or materials are being parked behind the building for various lengths of time from overnight, to several days. There have been times when materials were left on the ground or on pallets.

- *Crews are reporting to work randomly as early as 5:30am and ending as late as 7:30pm . There are times when the "noise" factor during those early report times are waking us/neighbors from our sleep. Noise is related to idling trucks and the loading of materials via a bobcat (for example). The light shining from headlights is also an issue in this circumstance.

- *Trash dumpster is sitting out in the open, a large distance from the building, and is not behind an enclosure.

- *Semi trucks coming in weekly with goods, generally arriving well before 8:00am. (There was a semi with supplies on Labor Day at about 5:00pm).

- *There is a large area east of the paved section behind the building that is mostly dirt. This causes dust to travel when the trucks or semi's drive through and turn around as well as mud being tracked onto Wellington Drive each time we have rain or snow melt.

This surely does not meet the criteria for a professional office space.

We have some pictures that we will mail that show several of the issues referenced above.

Please feel free to forward this to any appropriate parties.

Thank you for your time,
Gigi and Tim Christensen

15PD035

-----Original Message-----

From: Bulman's [<mailto:kbulman2@rap.midco.net>]

Sent: Tuesday, September 15, 2015 4:41 PM

To: Lacock Fletcher

Subject: FW: Cleary

Fletcher,

I am sending you several e-mails with pictures of the Cleary Building and the trucks, etc. As you can see from these pictures, it shows the Clopay semi unloading the doors for B.H. Overhead Doors. There is also a picture showing the dumpster located next to the homes on the east side of their lot. The dumpster used to be located next to the building, but when the overhead door company moved in, they moved the dumpster so they could get their semi's and trucks in and out of the lot.

Karen

-----Original Message-----

From: Karen Bulman [<mailto:kbulman2@rap.midco.net>]

Sent: Sunday, September 13, 2015 7:40 PM

To: Karen Bulman

Subject: Cleary



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-----Original Message-----

From: Bulman's [<mailto:kbulman2@rap.midco.net>]

Sent: Sunday, October 04, 2015 4:19 PM

To: Lacock Fletcher

Subject: FW: 10-4-15 7:45 am

Fletcher,

I am forwarding one more picture that I took this morning on my way to church at 7:45am. When I returned about 9:45, there was this same Cleary truck, a B.H. Overhead Door truck, and another passenger vehicle at this same site. I am not sure what they were doing, but they had both overhead doors open.

I read the staff report for the Cleary Building and I am pleased that you are recommending denial of the B H Overhead Door operation. And, I think enclosing the dumpster will make the adjoining neighbors thankful.

As you stated in your report, in a Residential PUD, up to 20% of the land area can be used for commercial uses to serve the residential development.

I am not sure I would agree that the Cleary commercial use serves the residential development and really does not fit the criteria. The neighbors may not object to the remaining at the location. However, my real question would address the future. They have been trying to sell this property for several years. I would like to see any future development of the property to actually serve the neighborhood. When they sell the property, it would be allowable for professional offices. But, could another contracting company be allowed in the building, similar to the Cleary group?

My second question has to do with the landscaping. They gave the coverage of the property and the building.... and the grassed area. Subtracting the building and the grass, there still leaves a total of 21,817 square feet.

Is part of the number the paving area? And, what about the dirt area?
Should that be seeded with grass or ground cover?

I will also be sending a letter of concern to the Planning Commission this week.

I await your decision Monday on whether this will move forward or need to be continued.

Thanks for all your help Fletcher!

Karen

-----Original Message-----

From: Karen Bulman [<mailto:kbulman2@rap.midco.net>]

Sent: Sunday, October 4, 2015 10:09 AM

To: Karen Bulman

Subject: 10-4-15 7:45 am



From: Pat Hahn [<mailto:patdocmike@rap.midco.net>]
Sent: Monday, October 12, 2015 3:35 PM
To: vicki.fisher@rcgov.org
Subject: Cleary Building Redesignation

I want to express my concern for the re-establishment of the Cleary Building in our Planned Unit Development. I wish to make certain that the use of the building will not contain warehousing of material requiring trucks to deliver and transit the residential housing development of South Hill. A promise from Cleary stating they will not have "trucks" delivering material would not preclude a new owner from utilizing the warehousing space if it changed hands, and the designation was not specified for Cleary. Concern for our children's safety is of utmost importance. Please ensure this designation strongly states for Commercial Office space only. Thank you for time in this matter.

Pat Hahn
1105 Regency Court
394-9112

-----Original Message-----

From: Bulman's [<mailto:kbulman2@rap.midco.net>]

Sent: Wednesday, September 23, 2015 11:02 AM

To: Lacock Fletcher

Subject: FW: Today 9-23-15

Fletcher,

I thought I would add one more photo that was taken this morning at 7 am. I also had a neighbor call yesterday and complain that the Cleary folks had arrived at 5:30 in the morning and were shining their vehicle lights in her bedroom window. They had a backhoe or front end loader or some type of equipment (she told me, but I forgot what equipment it was) working in the loading area. Then later, around 8:30, a Clopay semi came and unloaded panels into the building. Later, I noticed workers loading those panels onto a trailer. As you can see, the trailer was there this morning at 7 am. When I came home later this morning at 8:30, it was gone. But I thought the picture was worth sending.

I will visit with you tomorrow about how this submittal is going. Thanks Fletcher.

Karen

-----Original Message-----

From: Karen Bulman [<mailto:kbulman2@rap.midco.net>]

Sent: Wednesday, September 23, 2015 10:54 AM

To: Karen Bulman

Subject: Today 9-23-15



Item # 10 – 15PD035 – Major Amendment to a Planned Unit Development to allow professional offices.

As the Project Report states, once the equestrian center was removed, the Planned Unit Development was amended to allow the Cleary Building to be used for professional offices with no outdoor storage and no parking of construction vehicles. The property has been for sale for office commercial uses, which is appropriate. A residential Planned Unit Development can have 20% of the land area as commercial uses to serve the residential development.

The uses of the Cleary Building do not serve the residential development today. Often the employees begin the day well before 8 am and end after 5 pm. They have been seen and heard loading materials with heavy equipment early in the morning. The Black Hills Garage Door tenants in the Cleary Building have used their space as a warehouse for their overhead doors. Large semi-trucks come once a week in the morning and unload their overhead door materials, driving along Wellington Drive, a congested residential street. These tractor/trailers access the Cleary property at the intersection of Wellington Drive and Edinborough Drive, where children from the development gather to board school buses before 7 am. During inclement weather, many parents park their cars and wait for the buses in this area, adding to the congestion. The employees unload and stack the materials outside before storing them in the Cleary Building. The doors are then loaded onto trailers to take to the job sites. The actions of Cleary and Black Hills Garage Door are not compatible with office commercial uses; nor are they commercial uses that serve the neighborhood.

The Cleary Building Corporation has indicated their business hours will be from 8 am to 5 pm Monday through Friday and 8 am to 12 pm on Saturday, and will only take deliveries by FedEx and UPS. If the Planning Commission decides to approve this application for professional offices in this Planned Unit Development, I request that the approval follows the stipulations indicated in the Project Plan and the use is truly an office commercial use.

Karen Bulman

1311 Edinborough Drive