

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 6<sup>th</sup> 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