

Mr. Lacock,

I've been working with my neighbors to provide the planning commission with petitions against the request by the Cornerstone Rescue Mission to request a special use permit for a homeless women and children shelter at 301 Fox Run DR.

My neighbor Bill DeWall has stopped down to your office and submitted the first round of petitions that we have gathered. I am attaching to this email a second round of petitions collected.

In addition to the attached petitions, I have also attached a report of 911 calls to the current location of the Cornerstone Homeless Women and Children shelter at 404 Columbus ST. This report from the Rapid City police Department covers the period of September 1st, 2006 through October 22nd, 2014. There were 213 incidents that have been called into 911 from the current shelter.

I requested the same report for the same time range for the 301 Fox Run Drive, the proposed new location for the shelter. There were 3 911 calls for same period of time. We request that this information is strongly considered and presented by the planning commission. Approving this special use in our quiet low density, low crime neighborhood will introduce a large increase of crime which is in complete conflict with the quiet, safety, and security that has been a cornerstone of this neighborhood since its existence, due in large part to the careful and thoughtful zoning of the Rapid City Planning commission itself.

Please respond that you have successfully received these attachments by replying to the below email addresses (The second address below goes to my phone so I'll be able to get the confirmation while I am at work):

korkows@live.com

tecjunkee@live.com

Thank you for your time,

Curt & Rita Korkow

365 Texas ST

Rapid City, SD 57701

Home 605-721-5657

Cell 605-389-1708

Petition to stop group home at 301 Fox Run Drive.

From: **Curt and Rita Korkow** (korkows@live.com)

Sent: Mon 9/29/14 6:54 PM

To: Ron.Weifenbach@rcgov.org (ron.weifenbach@rcgov.org); charity.doyle@rcgov.org
(charity.doyle@rcgov.org)

1 attachment

Pettition_stopGroupHome.pdf (1462.1 KB)

Ron, and Charity,

Please find attached petitions we gathered in our neighborhood (Ward 1), in opposition to the plans of Cornerstone Mission to place a homeless women's and children's group home at 301 Fox Drive. Others in the neighborhood are still gathering names, therefore the attached is not a complete list of names.

Ron, I enjoyed discussing this issue, and others that have affected Ward 1 at the neighborhood meeting sponsored by Cornerstone Mission and RCRH.

I have spoke with the planning commission dept. and as of this email, they had not been presented with a plan to change the permitted use of the property. I am holding on to these petitions until I have received notification that the commission has received a request to change the properties permitted use, at that time I will submit these petitions to the Planning Commission.

As our representatives for Ward 1, we would like any input for other action we may take at this time, and hope that your voices will be added to ours in support of our efforts to maintain the current land use structure of our neighborhood.

Thank You,
Curt and Rita Korkow (and many of our neighbors)
605-721-5657

RECEIVED

OCT 10 2014

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

Petition to stop change of property/zoning.

Petition Summary: Opposition to any approval by the Rapid City Planning Commission and/or Rapid City city council, to change the property use at 301 Fox Run Drive from a medical supplies office business, to a group home for homeless women and children as requested by Cornerstone Rescue Mission.

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Date	Signature	Printed Name	Address	Comment
9/25/14	<i>Mary Jewell Bennett Kinzler</i>	MARY JAWELL KINZLER	410 Texas St.	Don't want this to happen.
9/25/14	<i>Derek Kinzler</i>	Derek Kinzler	410 Texas ST.	Terrible idea
9/25/14	<i>Sandra Casey</i>	Sandra Casey	415 Texas St.	Not a good idea in a residential paper.
25 Sept 14	<i>David Whitney</i>	DAVID WHITNEY	435 Texas	Bad location.
9/25/14	<i>Margaret Kuehler</i>	Margaret Kuehler	460 Texas St	would like more info, decy not seen like a great location
9/25/14	<i>Lisa Smallbrook</i>	Lisa Smallbrook	520 Sarita Ct	Bad Location
9-25-14	<i>John Smallbrook</i>	John Smallbrook	520 Sarita Ct	Upset you not legally obligated to tell me about this
9-25-14	<i>Mary Houska</i>	Mary Houska	570 Sarita Ct	Good neighborhood - these women need help but not here please.
9-25-14	<i>Jolette S. Striegel</i>	Jolette S. Striegel	480 Sarita Ct	Not the right location
9-25-14	<i>Thomas C. Striegel</i>	THOMAS C. STRIEGEL	480 SARITA CT	" " " "
9-25-14	<i>Doug Pokorney</i>	Doug Pokorney	349 TEXAS ST	NOT THE LOCATION
9-25-14	<i>Jo Pokorney</i>	JO POKORNEY	349 TEXAS ST	not a good location

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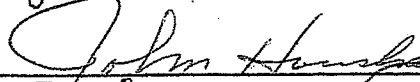
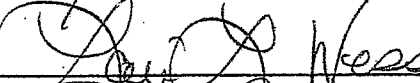

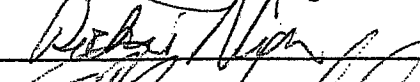

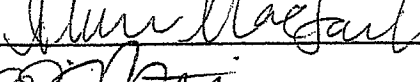
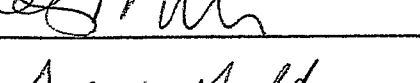
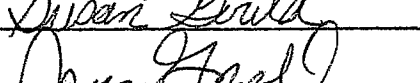
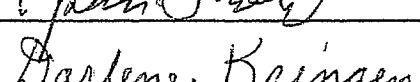
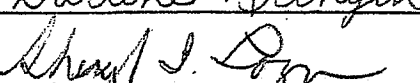

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Date	Signature	Printed Name	Address	Comment
9-25-14	Shirley Bell	SHIRLEY BELL	525 TEXAS ST.	for this neighborhood not applicable
9-26-14	Mai Goodsell	MAI GOODELL	3740	
9-26-14	Sandy Meeker	SANDY MEEKER	355 TERRACITA	not for this neighborhood
9-26-14	Ron Meeker	RON MEEKER	"	"
9-26-14	Ervin W. Read	ERVIN READ	523 TERRACITA	✓ ✓
9/26/14	Rita R. Read	Rita Read	" "	way to close to residents
9/26/14	Linda L. Austin	LINDA AUSTIN	3824 Sarita St	
9/26/2014	Gerald P. Austin	Gerald P. Austin	3824 Sarita St.	They would not let Regional change use w/o tearing down one building for parking. Why this?
9/26/2014	William C. Gradville	WILLIAM C. GRADVILLE	3838 LA SELVA DRIVE	I WORRY ABOUT THE MEN WHO WILL FOLLOW THESE WOMEN & CHILDREN.
9/26/2014	Thomas L. Uhrich	Thomas L. Uhrich	401 Fox Run Drive	Wrong Neighborhood
9-26-14	Tean M. Uhrich	Tean M. Uhrich	401 Fox Run Dr	Safety issues
9-26-14	Scott Helmann	Scott Helmann	413 Fox Run Drive	

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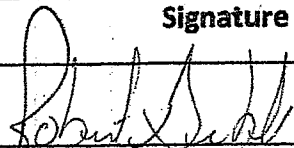
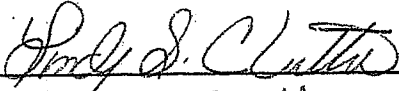

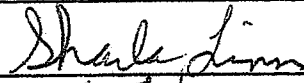
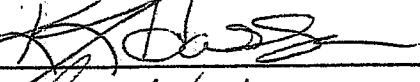
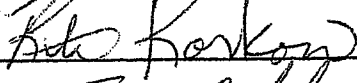
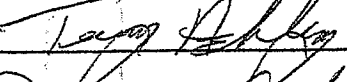
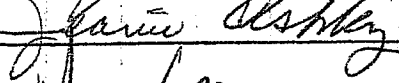
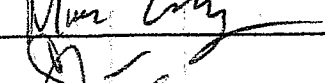
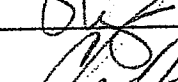
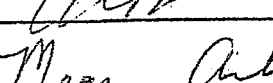
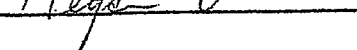
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Date	Signature	Printed Name	Address	Comment
9/26/14		Rod Anderson	3825 Santa St	
9/26/14		John Houston	510 Santa Ct.	
9/26/14		Lori Wessel	430 Texas St.	
9/26/14		PATTY NIKKILA	671 TEXAS ST	Absolutely NO!
9/26/14		Roxie Nikkila	"	"
9/26/14		Sheila MacLachlan	653 Texas St	
9/26/14		Alana MacLachlan	653 TEXAS ST	No
9/26/14		Elizabeth Biddan	"	
9/26/14		Susan Gould	619 Texas Ct	
9-26-14		John Gould	619 TEXAS ST	
9-26-14		Darlene Kringen	3851 La Selva Dr.	No
9/26/14		CHERYL J LOGAN	339 Tenants Dr.	No

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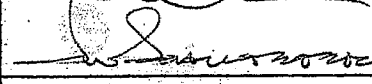
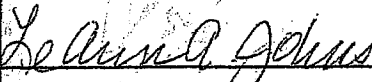
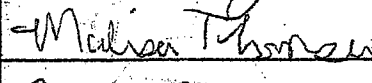
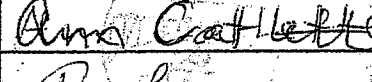
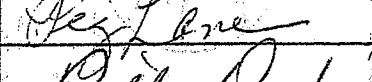

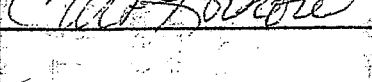
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Date	Signature	Printed Name	Address	Comment
9-26-14		Robert Grable	3747 SONORA DR	
9-26-14		Linda S. Clutter	3760 Sonora Dr.	
9-26-14		GARY J. CLUTTER	3760 SONORA DR	
9-26-14		Sharla Linn	369 Terracita Drive	
9-26-14		KRISTON HESSE	545 TEXAS ST	
9-26-14		Rita Korkow	365 Texas St	Bad location, too many concerns about the plan
9-26-14		Terry Ashley	436 Fox Run Pl	
9-26-14		Jeanie Ashley	436 Fox Run Pl	
9-26-14		MIKE CASEY	415 TEXAS ST.	
9/26/14		Sheila Whitner	435 TEXAS	
9/26/14		Chris Kuchler	460 TEXAS	
9/26/14		Megan Anderson	3825 Sacita	

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Date	Signature	Printed Name	Address	Comment
9/26/14		Susan D. Guack-Gunn	366 Terracita Dr	
9/26/14		OVEE HASSE	545 TEXAS	
9/26/14		Jim Schwietert	636 TEXAS	
9/26/14		LeAnn Johnson	331 Terracita	
9/26/14		Malisa Thomsen	316 Terracita	
9/26/14		Ann Catlette	114 Nebraska St	
9/26/14		Peg Lane	304 Terracita	
9-26-14		Bill DeWoll	390 Texas	Childrens Safety - Not Home
9-26-14		CURT KORKOW	305 TEXAS ST	Not appropriate for Neighborhood

to close 576 Street traffic

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Date	Signature	Printed Name	Address	Comment
10/1/14	<i>Karen Lemme</i>	KAREN LEMME	RCSD 57703 5305 Mercury DR	Too busy street for children.
10/1/14	<i>Randy Lemme</i>	RANDY LEMME	RCSD 57703 5305 Mercury DR	" "
10/6/14	<i>Kathryn A. Fryberger</i>	KATHRYN FRYBERGER	14992 22 nd ST BOX EDER SD	MOTHER LIVES HERE @ COUNTRY BLUFF
10/6/14	<i>Kay Daugherty</i>	KAY DAUGHERTY	3638 5 th S. R.C. SD	<i>NO</i>
10/6/14	<i>Anita Valades</i>	ANITA VALADES	3638 5th St Hill RLSD	"
10/6/14	<i>Marilyn Haskell</i>	MARILYN HASKELL	244 Texas Apt 111	
10/6/14	<i>Joanne Oliver</i>	Joanne Oliver	106 E. Wyoming R.C. SD 57701	Too busy area for small children playing
10/6/14	<i>Rita Kutil</i>	Rita Kutil	244 Texas apt 111	
10/8/14	<i>Lolae Dunn</i>	Lolae Dunn	3638 5th St. 1st RLSD	
10/8/14	<i>Vernon Nyberg</i>	VERNON NYBERG	3638 5 th ST RC	
10/8/14	<i>Sheila Farrugia</i>	SHEILA FARRUGIA	4555 Candlewood	
10/8/14	<i>Dolores M. Kinyon</i>	Dolores M. Kinyon	3638 5th St #210	

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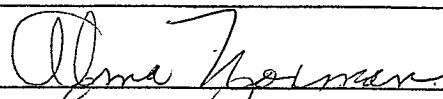
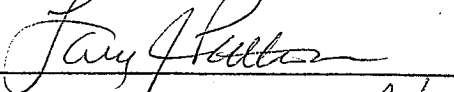
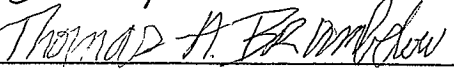
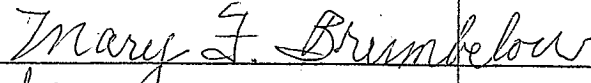
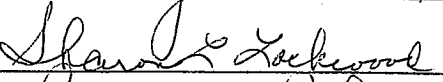

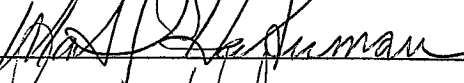
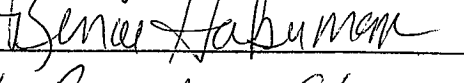
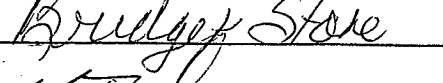
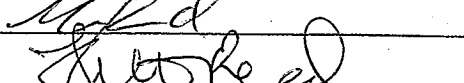
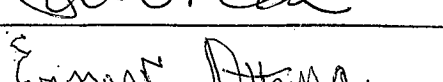
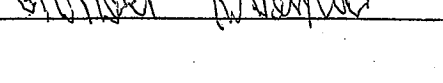
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Date	Signature	Printed Name	Address	Comment
10/20/14	<i>Diane Kirchner</i>	Diane Kirchner	3638-5 th St. #72	
10/20/14	<i>Lorraine M. Biel</i>	Lorraine M. Biel	3638-5 th St Apt. 118	Do you know 5 th St. is like a Race track!!
10/20/14	<i>Kimberly A. Kern</i>	Kimberly A. Kern	3678 5 th St.	
10/20/2014	<i>Kirk Lynch</i>	Kirk Lynch	3140 Teewinot Dr	
10/20/2014	<i>Charlotte Baak</i>	Charlotte BAAK	244 TEXAS #218	Do dangerous - fast traffic
10/24/2014	<i>Susan Handguth</i>	Susan Handguth	613 ALTA VISTA	
10/24/2014	<i>Dennis Landguth</i>	Dennis LANDGUTH	613 ALTA VISTA	
10/24/14	<i>Jacqui Schad</i>	Jacqui Schad	621 Alta Vista Dr	
10/24/14	<i>Virginia Shockey</i>	Virginia Shockey	521 Alta Vista Dr.	
10/24/14	<i>Kevin Shockey</i>	Kevin Shockey	521 Alta Vista DR	
10/24/14	<i>Michael Lees</i>	Michael Lees	570 Texas St	
10/24/14	<i>Valerie Mitchell</i>	Valerie Mitchell	610 Alta Vista Dr.	RC.

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Date	Signature	Printed Name	Address	Comment
10-20-14		ARMA NORMAN	337 FOX RUN DR.	
10-20-14		LARUE J. PATTERSON	329 Poplar Dr	AGAINST
10-20-14		Thomas A. Brumbelow	3712 Sonora Dr	
10-20-14		Mary Brumbelow	3712 Sonora Dr	
10-20-14		SHARON L. LOCKWOOD	344 TERRACITA DR	AGAINST
10-20-14		LEROY L. LOCKWOOD	344 TERRACITA DR	AGAINST
10-20-14		Mark Haberman	3852 LaSelva Dr	Against location
10-20-14		Renae Haberman	3852 LaSelva Dr	Against
10-20-14		Bridget Store	546 Terracita Dr	Want more information.
10-20-14		Marc Reed	540 Terracita Dr	Against
10-20-14		Laura Reed	540 Terracita Dr	Against
10-24-14		Ernest R. Attama	538 Terracita Dr	AGAINST

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Date	Signature	Printed Name	Address	Comment
10-20-14	<i>Candice L. Benne</i>	Candice L. Benne	541 Terracita Dr. Rapid City, SD	concerned about children + value of property
10-20-14	<i>Robert K. Benne</i>	Robert K. Benne	541 Terracita Dr. Rapid City, SD	concerned with the way in SD was distributed. I want a lot more information.
10-20-14	<i>Monte Beck</i>	Monte L. Beck	551 Terracita Dr Rapid City, SD 57701	Safety issue with traffic, etc.
10-20-14	<i>Ramona Beck</i>	Ramona Beck	551 Terracita Dr Rapid City, SD	Safety issue
10-20-14	<i>Richard Raposa</i>	Richard Raposa	840 Alta Vista Dr Rapid City, SD	safety issue
10-20-14	<i>Susan M Raposa</i>	Susan Raposa	840 Alta Vista Dr. Rapid City, SD 57701	not safe location for children + concern w/ restraining order in the enclosed area.
10/20/14	<i>Scott Sime</i>	SCOTT J. SIME	455 TEXAS ST RAPID CITY, SD 57701	CONCERNED ABOUT IMPACT TO DEVELOPMENT
10/20/14	<i>Cathie Sime</i>	Cathie Sime	455 TEXAS Rapid City, SD 57701	Safety issues for current neighborhood + well being of children
10/21/14	<i>Carol Harris</i>	Carol Harris	R. C. SD 57701	neighborhood with small children
10/21/14	<i>William Howard</i>	William Howard	518 Fox Run Ct R.C. SD 57701	←
10/21/14	<i>Daniel Bowman</i>	Daniel Bowman	528 Fox Run Ct Rapid City SD 57701	Safety Issue
10/21/14	<i>Jill Eisenbaur</i>	Jill Eisenbaur	532 Fox Run Ct Rapid City SD 57701	Property Value

Petition to stop change of property/zoning.

Petition Summary: Opposition to any approval by the Rapid City Planning Commission and/or Rapid City city council, to change the property use at 301 Fox Run Drive from a medical supplies office business, to a group home for homeless women and children as requested by Cornerstone Rescue Mission.

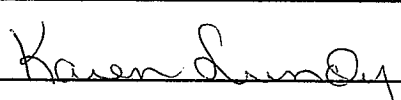

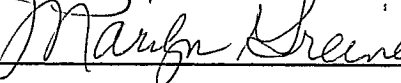
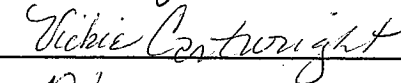
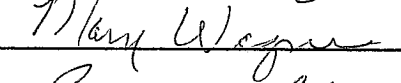
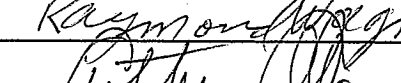
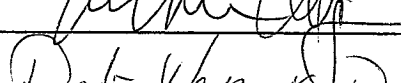
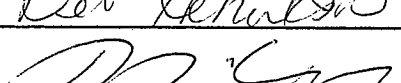

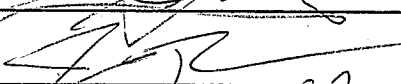
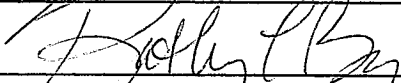

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Date	Signature	Printed Name	Address	Comment
10-20-14	[Signature]	Arnold Garje	800 ALTA VISTA	Unsafe for children
10-20-14	Eron Garje	ERON GARJE	800 ALTA VISTA ^{RCSD}	Unsafe + traffic for children
10-20-14	Clarence Bauer	CLARENCE BAUER	820 ALTA VISTA	not good place for children
10-20-14	Judith Bauer	JUDITH BAUER	820 ALTA VISTA	not safe place
10/29/14	Anthony B. Mitchell	Anthony B Mitchell	610 Alta Vista Dr.	RC
10/24/14	Michael Schad	Michael Schad	621 Alta Vista Dr.	Rapid City, SD
10/24/14	Paul Handschuh	Paul HANDSHUH	635 ALTA VISTA	RAPID CITY, SD
10/24/14	Dawn Handschuh	Dawn Handschuh	635 Alta Vista Dr.	Rapid City SD
10/24/14	Kael Diamond	Kael DIAMOND	711 ALTA VISTA	RC, SD
10/24/14	Kael Diamond	Kael Diamond	711 Alta Vista Dr	RC SD
10/24/14	Mike Petruska	Mike Petruska	716 ALTA VISTA	RC SD
11/24/14	Taber Mason	Taber Mason	722 Alta Vista Dr	RC SD

Petition to stop change of property/zoning.

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Date	Signature	Printed Name	Address	Comment
10/21/14		Karen Lundy	1030 Fox Run drive	heck no
10/21/14		Cody Knutson	651 Fox Run DR	
10/21/14		Marilyn Greiner	3442 Gray Fox Ct	
10/21/14		Vickie Cartwright	3434 Gray Fox Ct	
10/21/14		Mary Wagner	3410 Gray Fox Ct	
10/21/14		RAYMOND WAGNER	3410 GRAY FOX CT	
10/21/14		Anita Andersen	3435 Gray Fox Ct	sent LTR (Email)
10/21/14		Debra Henriksen	764 Fox Run Dr	don't want here
10/21/14		Ray Cornford	739 Fox Run Dr	wrong area
10/21/14		John Herrera	3426 Gray Fox Ct	3426
10/21/14		Seome Lundy	630 Fox Run	
10/21/14		Kathy Berg	615 Fox Run	you should notify us.

14PD033

HWARG LEGGE

772 FOX RUN DRIVE

- Opposed the location adjacent
to residential.

RECEIVED

OCT 29 2014

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

14PD03

3

From: [Lacock Fletcher](#)
To: [Wolff Andrea](#)
Subject: FW: Wavi facility at corner of Texas and 5th st
Date: Thursday, October 30, 2014 8:02:41 AM

Another in opposition to 14PD033

Fletcher Lacock, AICP
Planner II, Community Planning & Development Services
City of Rapid City
605.394-4120

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

From: Mark Haberman [<mailto:mjhaber@rushmore.com>]
Sent: Wednesday, October 29, 2014 8:00 PM
To: Lacock Fletcher
Subject: Wavi facility at corner of Texas and 5th st

Hi, I am concerned about the proposal to relocate a WAVI shelter in this location. I have signed a petition opposing this as well. I am very supportive of the WAVI program to assist women and children, but am concerned about the other "element" that may also frequent this location...ie spouses with active restraining orders etc.... The neighborhood has a significant number of small children that may also be at risk due to this reason. Again, I strongly oppose this shelter relocating to the Texas St location.
Sent from my iPad

14PD03

Sandy and Ron Meeker: 355 Terricita Drive

November 3, 2014

Opposed to application (File #14PD033) because it will lower property values.

RECEIVED

NOV 03 2014

**Rapid City Community Planning
& Development Services**

14PD033

Susan Gueck-Gunn 719-661-9111

Opposition to group home at the Fox Run Drive location.

RECEIVED

NOV 03 2014

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

14PD033

Susan Gueck-Gunn 719-661-9111

Opposition to group home at the Fox Run Drive location.

RECEIVED

NOV 03 2014

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**

11/3/2014

I as a home owner in this area ask you to not approve the rezoning for Lot 1 of Block 1 of Fox Run Subdivision, located in Section 13, T1N, RTE, BHM, Rapid City, Pennington County, South Dakota.

This facility is approximately within 25 ft of 5th Street. One of the city's highest traffic streets. There are going to be children housed in this facility 24/7. You are asking for a tragedy to happen! Do not put the safety of these children in jeopardy!

B. H. DeWall
390 Texas Street
Rapid City, SD 57701

348-3672

* 14PD033
PETITION FILE

From: Art & Joanne Alleger [<mailto:artjo@rushmore.com>]
Sent: Wednesday, November 19, 2014 10:30 AM
To: Fisher Vicki
Subject: Fwd: Cornerstone Women's Home

Address corrected!

Begin forwarded message:

From: Art & Joanne Alleger <artjo@rushmore.com>
Subject: **Cornerstone Women's Home**
Date: November 19, 2014 at 10:26:54 AM MST
To: vickifisher@rcgov.org

My wife and I have been and will continue to be supporters of CM programs regardless of the final decision on this project. We do however have two concerns that we want to register before final decision is made.

- 1) Possible negative impact on resale value of area property.
- 2) Likelihood of increased police responses in that area. E.g., a disgruntled spouse seeking to find a wife who has left home with kid(s) and taken up residence in the facility, with an ensuing disturbance taking place.

Arthur & Joanne Alleger
3435 Gray Fox Court
RC SD 57701

From: Robbin Ahrlint [<mailto:rla@rushmore.com>]
Sent: Saturday, November 22, 2014 5:20 PM
To: Fisher Vicki
Cc: rla@rushmore.com
Subject: relocation of Cornerstone Women & Children's shelter

Dear Ms Fisher,

I am writing to express my opposition to the relocation of the Cornerstone Women & Children's shelter to the proposed site on Fox Run Drive at Fifth Street.

We have lived in the Fox Run neighborhood for 23 years. We have had the opportunity to observe the rapid and massive growth of Rapid City, in an orderly manner, to the south of Rapid City Regional Hospital. We feel the growth has been healthy and well managed for the most part and most issues of traffic, land use and development have been addressed as need arose.

We are also adamant supporters of the Cornerstone Mission and the work they do so it was with some curiosity and interest that we received the news of the proposed move of the annex from Quincy Street to the corner of Fox Run Drive and Fifth Street.

The Quincy Street location is a quiet street and is reasonably near to the main mission facility. there is no fast traffic and yards are fenced to make safe play space for children away from the street. We are aware that the location has been too small for the need for some time. We commend the Mission for seeking to expand to meet the need, but the move to a relatively small lot along one of the busiest streets in Rapid City seems not to be in the best interest of the Mission or it's clients.

At the time the current structure at Fox Run and Fifth was constructed, one of the questions for approval of the permit was whether there was adequate room for parking for a "medium density" facility. Since the purpose of the facility was to serve very elderly home-bound people in an assisted living (these people did not have cars to park and visitation traffic was minimal) the facility was approved. Staff was limited to a couple of cars as the owners were the primary care-givers and lived on site. One of the reasons the assisted living was vacated was to allow the owners to buy a larger property so there would be room for expansion--which they did.

When the hospital bought the property it was used primarily by their staff for their medical equipment center so there was very little traffic.

In subsequent years we saw the extension of Fifth Street to the bypass and Minnesota Street to Highway 79. Additionally, the Westhills Village complex was built and added to several times and hundreds of new homes have been built in the immediate area. All of this has caused an exponential increase in traffic on Fifth Street as well as Fox Run Drive. During the morning and evening "rush" hours it is virtually impossible to turn left from Fox Run Drive on to Fifth. It is somewhat dangerous even to make a right turn onto Fifth as the Texas Street traffic light is just a few hundred feet to the south and traffic often backs up past Fox Run Drive.

Now the city is considering allowing the mission to relocate families to one of the busiest streets in town where the traffic is very fast and congestion is a major issue daily, parking is grossly inadequate for a residential facility of this size, and there is no room for future growth. Does this really sound like the best choice for the mission?

As homeowners in the neighborhood we already deal with traffic issues to exit the Fox Run development, fast traffic using Fox Run Drive as a throughway to Highway 16 and semi-trucks making deliveries, several times a week, to Westhills Village and Echo Ridge, which sits at the top of Fox Run Drive. More population density in this neighborhood is hardly what is advisable.

It seems to us that the plan to utilize this property for the mission home is negative for the clients living in the home and for us as neighbors.

The mission should be considering property where future expansion is a possibility, there is adequate parking currently, and there will be room for generous play space for children away from traffic and noise. We understand that the building on the property will lend itself well to the use of the families--it may be that that could be relocated to a more appropriate property where the other criteria are met.

We have been shown a copy of the police reports at the current Women and Children's Shelter and are quite concerned about the number of calls for police intervention over recent years.

For all of the above reasons, we request that the Planning Commission and the Rapid City Council not allow the Cornerstone Women and Children's Shelter to the property on the corner of Fox Run Drive and Fifth Street. We request that you make this information known to the planning commission and the city council

Sincerely,

Lee and Robbin Ahrlin

Petition to stop change of property/zoning.

RECEIVED

NOV 24 2014

Petition Summary: Opposition to any approval by the Rapid City Planning Commission and/or Rapid City city council, to change the property use at 301 Fox Run Drive from a medical supplies office business, to a group home for homeless women and children as requested by Cornerstone Rescue Mission.

RAPID CITY COMMUNITY PLANNING & DEVELOPMENT SERVICES

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Date	Signature	Printed Name	Address	Comment
11-12-14	<i>Scott Nash</i>	SCOTT NASH	748 Fox Run Dr	TOO MUCH FOR THE PROPERTY
11-12-14	<i>Peggy Nash</i>	Peggy Nash	748 Fox Run Dr	this property is overbuilt. R.C. #10
11-20-14	<i>Alicen Dupont</i>	Alicen Dupont	418 Fox Run Dr	
11-20-14	<i>Nick Dupont</i>	Nick Dupont	418 Fox Run Dr	
11-20-14	<i>Dave Gorsuch</i>	Dave Gorsuch	439 Fox Run Dr	
11-20-14	<i>Robbin Ahlin</i>	Robbin Ahlin	531 Fox Run Dr	Inadequate property for proposed use
11-20-14	<i>Dennis Radtke</i>	Dennis Radtke	543 Fox Run Dr	
11-20-14	<i>Chonda Weiss</i>	Chonda Weiss	551 Fox Run Dr	Decreasing property value + potential in crime
11-22-14	<i>Donna Moser</i>	Donna Moser	529 Fox Run Ct	Low Density Area
11-22-14	<i>Jene Moser</i>	Jene Moser	529 Fox Run Ct	
11-22-14	<i>Kathleen Lucht</i>	KATHLEEN LUCHT	440 Fox Run Dr	
11/24/14	<i>Matthew Lucht</i>	MATTHEW LUCHT	440 Fox Run Dr	CRIME, NOT HERE

RECEIVED

NOV 25 2014

Rapid City Council Members

Rapid City Community Planning
& Development Services

This is written in concern of the "Proposed" group home at 301 Fox Run Dr. approved at the Rapid City Planning Commission and appealed to the City Council.

When the developers of Fox Run subdivision laid out plans for its development, the property at 301 Fox Run Dr. was zoned to allow only "Medium Density Residential" development on both the North and South sides of Fox Run Dr. adjacent to Fifth Street. That being the rules as laid out by the planning department, the parcel to the north side of Fox Run Dr. was purchased by a Church for their use. The parcel lying south of Fox Run Dr. was purchased and built as a 15 bed Assisted Living Facility initially, then allowed to add an additional 15 bed building on the property as most residents didn't drive, the parking was sufficient. Over the next few years, Fox Run residential neighborhood built out to be a quiet enjoyable place to reside away from the noise and traffic of downtown.

Then developers purchased the church property turning it into two large medical office buildings, a bank, and an additional office building. Next, the assisted living facility was purchased by Regional Hospital, rezoned from MDR to Office Commercial and used as a medical supply co., thus the history of the property and adjacent area of 301 Fox Run Dr.

Several issues affect the proposed change in use of this property now:

There is inadequate parking, only enough to accommodate residents and staff not allowing any space for delivery's, service vehicles, family members of residents or their friends that would visit, maintenance vehicles, vans or busses to move children or residences to and from school, appointments, jobs, shopping, medical appointments.

There are two additional bedrooms designated as no use areas in this building plus a complete additional building capable in the future to accommodate twice the residents now proposed for a total of over 80 possible residents on this 1 acre parcel with no additional parking or play area. This is equivalent of a medium sized motel on this site. As we have seen with the history of the property to the north of Fox Run Dr. it can easily happen. If this proposed action is approved by this Council, it should only be under the condition of removal of the "NO USE" building presently on this site.

The last paragraph in their "Letter of Intent" states that: "Access to the facility would be almost exclusively from 5th street, with no likely increase traffic on any residential streets." This is not true as it takes access directly from Fox Run Dr. only a short distance from 5th street which causes multiple problems for access to 5th street. Planning staff stated at Planning Commission meeting that no traffic study was necessary for this request. With the increase in traffic on 5th street as a result of the new South Wal-Mart along with residential and Medical Facility development in the area, as well as traffic

cutting thru Fox Run Dr. from HI way 16 to 5th street, and the addition last year to the parking lot and approach onto Fox Run Dr. from the VA medical facility it has caused tremendous change since the subdivision was designed as a small residential street. Also, the approach of Fox Run Dr. does not align with the approach on the east side of 5th street to the apartments. When a vehicle is waiting in the left turn lane to go east to the apartments, it blocks the Fox Run Dr. traffic from getting onto 5th street going north.

In the past few weeks, temporary barricades were placed on HI way 16 to start the 8th street project. Many cars chose to come thru Fox Run Dr. rather than narrow to one lane and continue down 8th street thus contributing additional traffic. Although temporary, there is much 8th street construction to come in the next few years.

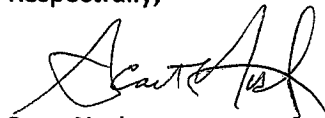
There is "No Parking" signs posted on both sides of Fox Run Dr. adjacent to 5th street but are ignored and are not enforced.

Over 200 calls for police or emergency services have been placed for the existing group facility. One as recently as last week as reported in the Journal police blotter as drug related. The existing group home is approximately 2 blocks from the police station, the Fox Run Dr. property is over 2 miles.

Neither myself nor any resident of Fox Run Dr. are against group homes or the homeless of our city as Mr. Castleberry stated in the Rapid City Journal. In fact we believe they need more than is offered at this proposed facility such as a children's indoor play area for up to 27 children that is larger than a small residential home living room as well as outside area to not be adjacent to a 4 lane busy main arterial street.

Please consider the wellbeing of these Children and conditions offered not only to them but future planning proposals that affect the residents of Fox Run Dr. and our entire community.

Respectfully;



Scott Nash

748 Fox Run Dr.

Mayor Koiker / Rapid City Council

I am for the appeal to Stop Cornerstone Rescue Mission from establishing a housing for women. There has been approximately 250 Police incidents since 2008 at their current location. That averages about three incidents a month, One every ten days.

Ninety (90) plus percent of the people in Fox Run and Terricita don't want this housing put into our neighborhood! When will the residents / tax payers of Rapid City neighborhoods be considered?

Would you people on the City Council want this housing moved into your neighborhood or next to your home?

Bill DeWalt
390 Texas Street
Rapid City SD 57701

605-593-3478

RE: PLANNED DEVELOPEMENT PETITION
FILE # 14 PD 033.301- FOX RUN DRIVE.

RECEIVED

NOV 26 2014

Rapid City Community Planning
& Development Services