

Emerson Blaise

From: BigBearProducts@cs.com
Sent: Tuesday, January 30, 2001 9:27 PM
To: blaise.emerson@ci.rapid-city.sd.us
Subject: Oppose Development at 7th and Flormann Atten: Vicki Fisher

To: City of Rapid City 29 Jan 2001
Planning Department
300 Sixth Street
Rapid City, SD 57701-2724

From: Mark and Cynthia Cebuhar
Owners of 615 and 619 Flormann
PO Box 971801
Ypsilanti, MI 48197

About: Hearing on Lot 12-18 Block 17 of South Boulevard Addition, Section 12,
T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

Dear Gentlemen:

I am against any commercial development adjacent to my two houses that I own. These houses are right next to the planned development and would seriously affect the current tenants in these homes. I have a property at 511 E. Monroe which I did not oppose the development of the commercial status and over the past few years the noise, lights, and increased traffic volume have made it difficult to rent the house out and once it is rented out it is difficult to keep the tenants from leaving due to the constant disturbances. This area has an alley way right next to the property which if the commercial development is a Credit Union as explained to me there will be people coming by at all hours of the night for the cash machine, noise from the traffic, and the necessary lights associated with this type of operations. I understand that the proposal does say there will be a fence and landscaping to reduce the noise but, my experience at 511 E. Monroe was that at night next to a major "kids cruising road" (Rushmore Drive in this case), a shopping mall, and an ATM Machine can only mean lots of parking noise and problems. As long as I own these properties next to this "noise maker" I must oppose any development other than residential or minimum use applications. I have the two adjoining properties to this development and any such development would make it much more difficult to keep tenants in these units and there would be no recourse after construction to minimize the noise, lights, and Police calls that would come with a parking lot unsupervised at night next to the ATM machine.

I oppose the proposed Planned Development Application for the property at the intersection of 7th and Flormann as long as I own the two adjacent lots at 619 and 615 Flormann.

Please notify me of any additional meeting or options that are available to prevent the devaluation of my properties.

Sincerely,

Mark and Cynthia Cebuhar

Attn: Vicki Fisher
7th + Flormann appeal

1 of 2

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Sincerely,

Mark and Cynthia Cebuhar



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

PLANNING DEPARTMENT
300 Sixth Street

Urban Division: 605-394-4120
Transportation Planning Division: 605-394-4120
GIS / LIS Division: 605-394-4120

fax: 605-394-6636
city web: www.ci.rapid-city.sd.us

NOTICE OF HEARING FOR A PLANNED DEVELOPMENT APPLICATION

Planned Development applications are considered for specific kinds of development at public hearings where questions and concerns by those affected can be heard. To ensure that those in the immediate area of the proposed change are aware of the request, this notice is sent by certified mail to all owners of property within 150 feet (measured by excluding street and alley rights-of-way). While anyone may offer a comment or raise a question at the scheduled public hearing, only those who own property within 150 feet are sent an official notice of the hearing. Copies of the plan may be reviewed in the Rapid City Planning Department, 300 Sixth Street, Rapid City, South Dakota.

If it is inconvenient for you to appear at the meeting, you may file your comments by letter. In the letter give the street address and legal description of your property, and the purpose for which it is now used, and any comments on the Planned Development application. Letters may be mailed to the Rapid City Planning Department, 300 6th Street, Rapid City, SD 57701. You may call 394-4120 if you have questions.

You are notified by this letter that the following petition for a Planned Development will be heard by the Rapid City Planning Commission on **January 25, 2001 at 7:00 a.m. in the Council Chambers, 300 6th Street, Rapid City, South Dakota.** The Rapid City Planning Commission will make a recommendation to the Rapid City City Council. The Rapid City City Council will consider the request for a Planned Development on **February 5, 2001 at 7:00 p.m. in the Council Chambers, 300 6th Street, Rapid City, South Dakota.** *The Rapid City City Council will take the final action on the Planned Development application.*

APPLICANT: Robert Blumenthal for Century Resources, Inc.

PREMISES AFFECTED: Lots 12 through 18 of Block 17 of South Boulevard Addition, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

LOCATION: At the intersection of Flormann Street and 7th Street

PURPOSE OF PETITION: **Initial and Final Development Plan - Planned Commercial Development**

PRESENT ZONING OF PROPERTY: Office Commercial District (PDD)

FILE NUMBER: 00PD069



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OPPORTUNITY

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