

13RZ021 - 13RZ022

From: Don & Judy Snyder [<mailto:donsny@rap.midco.net>]
Sent: Tuesday, September 24, 2013 7:59 PM
To: Laroco Robert
Subject: Planning Department input

September 24, 2013

Robert Laroco
City Planning Department
City Hall
300 6th Street
Rapid City, SD 57701
Roberrt.Laroco@rcgov.org

Mr. Laroco:

We are concerned about items #7 and #8 on your Planning Commission agenda for Thursday, September 26, 2013. These items relate to changing land zoning from agricultural and single density housing zoning. We do NOT support these changes.

There is already a planned 240 high end unit-apartment complex for this area. We believe this 280 additional density of apartments will overwhelm the access/egress for this development.

Respectfully yours,

Donald and Judy Snyder

Donald and Judy Snyder
1111 Regency Court
Rapid City, SD 57702
605-343-3245

From: Lisa Yantes [<mailto:lyantes@yahoo.com>]
Sent: Tuesday, September 24, 2013 8:08 PM
To: Fisher Vicki
Cc: Laroco Robert
Subject: Regarding zoning change for 280 apartments

I am writing this e-mail because I am unable to attend the planning agenda meeting on Thursday, September 26th. This is in regards to item #'s 7 & 8, requesting a zoning change to allow 280 more apartments to be built and using the same access.

I am seriously concerned about this and the additional traffic and density this will cause. The reason I bought my house in this area is that the area around me was zoned for either commercial or single family dwelling.

At this time, Catron is already congested with the new Walmart, the additional businesses being built around it, as well as the additional housing and huge apartment complexes that have already gone up. When Catron was redone, they built it with limited breaks in the median, and access on the south side of the road is blocked by that median, whereas all traffic comes to the east Wellington Drive to either turn right to go left or vice versa coming from the other direction. This already causes an extreme amount of traffic, which doesn't even include the summer months when traffic is backed up from the Highway 16 intersection, up and over the hill almost blocking our exit. Not only does this cause delays, but causes very dangerous driving conditions for all travelers on Catron Blvd.

In addition, as to my second reason why I vehemently attest this additional apartment complex, is that we are in an area of mostly single family dwellings. We take pride in our homes and bringing in apartment complexes can raise crime rates and lower property values!

I would ask you to share my concerns at your meeting and ask to leave the zoning as is! Thank you for your attention to this matter.

Lisa Yantes
6545 Wellington Court
Rapid City SD 57702

phone: 605-719-9428

13RZ021 - 13RZ022

From: Dempsey [<mailto:dempseyrapidcity@rap.midco.net>]

Sent: Tuesday, September 24, 2013 8:51 PM

To: Laroco Robert; Fisher Vicki

Subject: Rezoning Request 13RZ021 and 13RZ022

Mr. Laroco/Ms. Fisher,

I live at 6626 Wellington Drive, and I am strongly opposed to rezoning requests' 13RZ021 and 13RZ022.

Even though Catron Blvd has been widened and improved, there are substantial traffic concerns with the possible rezoning to a medium density residential district. This rezoning would allow for the addition of a substantial number of housing units, which would make the current traffic problems even worse.

I respectfully request that you vote to disapprove both 13RZ021 and 13RZ022.

Sincerely,
Larry Dempsey

13RZ021 - 13RZ022

From: Kathy Weaver [<mailto:kajoweaver@rap.midco.net>]

Sent: Tuesday, September 24, 2013 9:19 PM

To: Laroco Robert

Cc: Fisher Vicki

Subject: Planning Commission meeting

Robert Laroco and Vicki Fisher,

I am deeply concerned about the large number of apartments being developed just off Catron Bl'vd, north of the Wellington and Edinborough developments. The small number of entrances to Catron Bl'vd now create traffic hazards coming from Wellington Drive. With the addition of the traffic created by the apartments, getting onto Catron will be very dangerous.

With the development of the 520 apartments, when will the items like fire and police protection be considered? That many apartments on that few acres will be hard to imagine it being safe.

At this time, I would not like to see you change the zoning for the apartment complex! More information needs to be heard before the change is made.

Jim and Kathy Weaver

1407 Edinborough Dr

Rapid City, South Dakota 57702

From: Pat [<mailto:patdocmike@rap.midco.net>]
Sent: Wednesday, September 25, 2013 11:35 AM
To: Laroco Robert
Cc: Fisher Vicki
Subject: Zoning Change on Catron Boulevard

My name is Patricia Hahn and my husband and I reside at 1105 Regency Court, Rapid City. Our access to South Hill Subdivision is directly across Catron Blvd from the proposed new developments. We want to express our extreme objection to the change of zoning from agricultural to MDR. Our neighborhood objected to the first proposal of apartments due to the number and the one (and only) access point. The developer did negotiate with us and reduced the number.

Now the request for an additional 280 apartments with the same **SINGLE** access point is beyond reasonable! If you are unaware of the present traffic problems, I suggest you review the DOT's reconstruction of Catron Blvd. DOT did not provide turning lanes to South Hill, Edinborough, or Wellington subdivisions. There are 118 families in these three areas, an unknown number of vehicles and school buses which transit this area twice a day. There have been several close calls of traffic almost rear-ending residents turning into the developments, and one accident. There have been several deaths on this two-mile stretch of Catron and that was before the request for an additional 520 units and the subsequent unknown number of vehicles. To give you a reference to the number of vehicles, there are eight homes in our cul-de-sac and over 20 vehicles for these residences. Additionally, the Cleary Building Corporation has multiple vehicles.

The major concern is the **one access point** for this number of apartments and access for first responders: fire engines, ambulances, etc. This is an item which needs to be addressed prior to any approval of a zoning change. In addition, a longer period of time should be given to residents to respond to this requested zoning change, since none of the owners were given notice of subject change, and were unaware until I delivered a written notice to each home owner on Sunday, 22 September. I personally request this change be disapproved or, at a minimum, require the developer to provide answers to my above questions and delay any action.

Patricia and Michael Hahn

13RZ021 - 13RZ022

From: Loren Murren [<mailto:llmurren@msn.com>]
Sent: Wednesday, September 25, 2013 2:26 PM
To: Laroco Robert
Subject: Rezoning

I reside at Wellington Court and strongly oppose the rezoning of the property at Catron Blvd above highway 16. It seems developers can get changes made inspite of the original purpose set by the city. Please come at high traffic before and after work hours to see, to see this poorly planned traffic mess. I would encourage you to keep this as low density housing. Loren Murren, 65555 Wellington Court.

13RZ021 - 13RZ022

From: Gigi Christensen [<mailto:georgichriste@hotmail.com>]
Sent: Wednesday, September 25, 2013 3:34 PM
To: Laroco Robert
Subject: FW: Planning Commission Meeting concerns

Dear Robert,

We would like to ask you to bring our concern before the Planning Commission Meeting on Sept. 26th.

Our concern is with regards to the request to change the zoning on the Agenda items 7 and 8 Sept. 5th meeting minutes. (Referred to as the Mountain View Subdivision)

We purchased our home in the Wellington Subdivision with the understanding that the properties in question across Catron were zoned for low density residential homes.

Secondly, a proposed rezoning would flood the already congested and sometimes dangerous Catron Blvd. corridor with a possibility of up to an additional 500 plus cars. These vehicles trying to access Catron Blvd. would only exacerbate the problem we deal with currently.

We **strongly oppose** the rezoning of this property.

Thank you for your time.

Tim and Gigi Christensen
6657 Wellington Drive

13RZ021 - 13RZ022

From: JAMES LETHLEAN [<mailto:lethlean@msn.com>]
Sent: Wednesday, September 25, 2013 4:00 PM
To: Laroco Robert
Subject: Proposed Zoning Change Adjacent Catron Blvd and Wellington Dr.

Sir,

My Wife and I have concerns with the proposed zoning change for a second apartment complex at the general location of Wellington Drive and Catron Blvd, we live at 6516 Wellington Court East of this location. In general an addition of 280 Apartments in this area will cause undue fire and emergency vehicle egress suitability problems, the lack of a traffic light at Wellington Drive and Catron Blvd is also a problem. Combine these concerns with the layout of the development of the Southeast end of Catron Blvd and the fact this is a major cut across from state Highway 16 South to I 90 North we see major traffic problems if this zoning change is approved.

We do appreciate the Planning Commission due concentration in this matter.

James & Birdie Lethlean
6516 Wellington Ct.
Rapid City, SD 57702
Phone: 718-5999

13RZ021 - 13RZ022

From: Dan Hop [mailto:djh_1961@hotmail.com]
Sent: Wednesday, September 25, 2013 11:07 PM
To: Laroco Robert
Cc: Fisher Vicki
Subject: Requested zoning change

As a resident of the Wellington and Edinborough neighborhoods, I would like to voice my opposition to the request for a zoning change to allow an additional 280 apartment units To be built on the property across catron blvd from our neighborhood. I have concerns about the additional traffic using an already difficult access onto catron blvd. The volume of traffic has increased significantly with the improvements and additional traffic lanes to catron blvd. I am also concerned with the increased density of housing units to be placed in a small area. I ask that the planning commission deny this request allowing the zoning change.

Thank you,

Dan Hop
6801 Edinborough Court
Rapid City
Sent from my iPad

From: Steve Finley [<mailto:Datatech@finleyonline.net>]

Sent: Wednesday, September 25, 2013 8:34 PM

To: Limbaugh Brett; erick.braun@rcgov.org; Brewer John; Rolinger Steve; Popp Dennis; Marchand Linda; Swank Jan; Rose Tim; Scull Andy; Rippentrop Kay; Raterman Cody; Bulman Karen; Scott Amanda

Cc: Sherry Finley

Subject: Sept 26 Meeting - Carton Rezoning Issues

Dear City of Rapid City Planning Commission,

We recently learned of the potential rezoning as identified in items 7 & 8 (below) stating the [09/26/2013](#) meeting agenda. As residents on Wellington drive, we have several concerns over the potential rezoning and development of potentially two apartment complexes. I'm unable to attend the meeting this Thursday due to business a commitment out of town however, I like to relay my concerns for discussion.

- The first concern is obvious in that currently this area does not include any medium density residential districts (i.e. apartment complex) with the exception of the one located near the new Wal-Mart. Development of this type in the proposed area is a serious contradiction to the existing property and will have a negative effect on home values and resell in the area. Additionally, in considering the existing apartment complex further down the hill and near Wal-Mart, there have been several issues with the complex. One is that the complex was to add trees and landscaping to lessen the effect of the complex on the area. It has been many years since the complex was built and it has yet to come to fruition. The residents of the area thus have little confidence that new complex up hill will be any better.
- The next item of concern is related to traffic. Since the SD DOT widened Catron and made it a four lane route it has become a major safety hazard. On a daily basis, residences in our area are subject to high speed traffic and higher density traffic than the current condition can allow. I/we have expressed these concerns to DOT and they are reluctant to install a stop light or decrease the speed limit which could help with the current safety issues. Future addition/ expansion of residences in the area is expected, however adding two medium density residential zones will have a significant effect on worsening the safety of area residence. Currently, I'd estimate that potentially 500 cars located in the current residential area along Wellington and Edinborough. As I understand the two new medium density zones could add over 500 apartments. That's a potential addition of 1,000 cars all trying to access Catron Blvd from the same single point.
- The next item is related to public services. As indicated in PC staff report the area is supplied with an 8 inch water main and they indicated a concern with fire water supply. In addition to that concern, I'd state that since the Catron improvements and the opening of new businesses near and including Wal-Mart there has been a substantial decrease in water pressure in our area. This is especially true during the summer months. A prime example is first thing in the morning when my neighbor's sprinkler starts there are days when we barely have enough pressure to support a single shower in our home. It should be noted that no other services are being used in our home during these periods. The addition of this many residences in the area will further task the water supply on a daily basis and most likely decrease the supply to existing residences.

- The height of apartment complex is also of concern. Typically these structures are multi-level. Again this area includes many nice homes and townhomes. A high rise structure will have an adverse effect on the area including property values and resell.

To be clear, I/we highly object to the rezoning indicated below. Should the commission continue to consider the rezoning then please take close consideration of the following:

- Structures shall be limited to no more than two stories above ground which is consistent with the current residences in the area.
- Multi-family structures developed as part of this rezoning shall install landscaping include trees to enhance the property to that consistent of greater than the current residences in the area. This requirement shall be detailed enough in that a severe reoccurring penalty can be assessed against the property owner, without question, for each month the property is non-complaint.
- The current water main needs to be expanded to properly handle the new structures and existing property in the area.
- Catron Blvd needs to be revised to include at minimum a decrease in the speed limits from the existing 65 mph to no more than 45 mph from Wellington Drive to 5th street. The speed limit from Hwy 16 to Wellington drive should be reduced to 35 mph and a stop sight added at the corner of Catron and Wellington Drive.
- Currently there are no right turn lanes to help support the current traffic flow let alone any expansion thereof. Previous discussions with SD DOT during a public meeting, they instructed us to use the shoulder as a right turn lane since it wide enough. This does not appear to be the safest method of turning. Plus when the completed the construction DOT made the right turn on Catron a nearly 90 degree turn with no means of merging out of traffic. This intersection obviously needs to be thoroughly reviewed and corrected under current conditions.
- The costs of these enhancements shall be assessed against the properties identified within the rezoning and not against the existing residences.

At this time, I ask you to reject the rezoning change. At least until further review of these conditions can be thoroughly reviewed and corrective actions are taken to address them.

Your time is greatly appreciated in reviewing these concerns and I'd be happy to meet next week when I return home to discuss in greater detail.

Steven & Sheryl Finley
6542 Wellington Drive
Rapid City, SD