16UR014

FROM: CORRAL PLACE AREA COMMUNITY MEMBERS

TO: CITY OF RAPID CITY
COMMUNITY PLANNING AND DEVELOPMENT SERVICES
DIVISION OF CURRENT PLANNING
300 SIXTH STREET
RAPID CITY, SOUTH DAKOTA 57701-5035

DATE: 02 JUNE 2016

RECEIVED

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Rapid City Community Planning
& Development Services

SUBJECT: PROPOSED CHANGES FOR THE PROPERTY AT 4120 CORRAL PLACE, RAPID CITY, SOUTH DAKOTA

WE, THE UNDERSIGNED MEMBERS OF THE CORRAL PLACE AREA COMMUNITY, WHO ARE DIRECTLY AFFECTED BY THE PROPOSED CHANGES AT 4120 CORRAL PLACE, SUBMIT THE FOLLOWING LETTER FOR YOUR CONSIDERATION.

WE STRONGLY OBJECT TO THE CHANGES THAT THE PROPERTY OWNER HAS PROPOSED FOR THE PROPERTY.

FOR MANY YEARS, THE PROPERTY OWNERS HAVE MORE OR LESS RUN A BUSINESS FROM THIS ADDRESS. THE BUSINESS TAKES THE FORM OF GARAGE SALES. THE SCALE AND FREQUENCY OF THESE GARAGE SALES HAS INCREASED YEAR BY YEAR, TO THE POINT OF ABUSRDITY.

CITY ORDINANCE 17.50.360 STATES AS FOLLOWS:

A. GARAGE SALES. MEANS AND INCLUDES ALL GENERAL SALES, OPEN TO THE PUBLIC, CONDUCTED FROM OR ON A RESIDENTIAL PREMISES IN ANY RESIDENTIAL ZONING DISTRICT AS DEFINED IN THIS TITLE, FOR A PERIOD NOT EXCEEDING 10 DAYS WITHIN A 12-MONTH PERIOD AND FOR THE PURPOSE OF DISPOSING OF PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO ALL SALES ENTITLED GARAGE, LAWN, YARD, PORCH, ATTIC, ROOM, BACKYARD, PATIO, NEIGHBORHOOD, OR RUMMAGE SALE.

B. PERSONAL PROPERTY. PROPERTY WHICH IS OWNED, UTILIZED AND MAINTAINED BY AN INDIVIDUAL AND MEMBERS OF HIS OR HER RESIDENCE AND ACQUIRED IN THE NORMAL COURSE OF LIVING IN OR MAINTAINING A RESIDENCE. IT DOES NOT INCLUDE MERCHANDISE PURCHASED FOR RESALE OR OBTAINED ON CONSIGNMENT.

C. ANY PREMISES ON WHICH A GARAGE SALE IS CONDUCTED FOR MORE THAN 10 DAYS IN A CALENDAR YEAR IS DECLARED A COMMERCIAL USE NOT PERMITTED IN A RESIDENTIAL DISTRICT.

THE OWNERS AT 4120 CORRALPLACE HAVE CHOSEN TO IGNORE (REPEATEDLY) BOTH POINTS OF DEFINITION IN THIS ORDINANCE. THEY HAVE FAR EXCEEDED THE NUMBER OF DAYS ALLOWED, AND HAVE NOT SOLD ONLY THEIR BELONGINGS.

THEY WORK ON SETTING UP THESE SALES FOR DAYS IN ADVANCE, BY HAULING IN MERCHANDISE FROM OTHER PEOPLE, OR HAVING THE OTHER PEOPLE DELIVER IT TO THEIR GARAGE. THEY SPLIT PROCEEDS WITH THOSE SUPPLYING THE MERCHANDISE.

LAST SUMMER, WE NOTED AT LEAST 25 DAYS IN WHICH THE PROPERTY WAS USED FOR GARAGE SALES.

THEY HAVE RUBBERMAID TUBS OF STUFF COMING IN FOR DAYS BEOFRE A SALE. THEY ALSO HAVE A FULL ASSEMBLEDGE OF STORE EQUIPMENT (MULTIPLE FOLDING TABLES, DISPLAY SHELVES, ROLLING RACKS FOR HANGING CLOTHING, AND SO FORTH).

THEY HOLD THEIR SALES UP TO THREE DAYS PER WEEKEND. AS EARLY AS 7:00AM, CARS BEGIN TO LINE UP, BLOCKING THE CUL-DE-SAC, SLAMMING CAR DOORS, TALKING LOUDLY, AND GENERALY BEING A NUSIANCE IN AN OTHERWISE PEACEFUL NEIGHBORHOOD.

WE HAVE BEEN FORCED TO CONTEND WITH THE INCREASED TRAFFIC ON THE ROADS, A VARIETY OF PARKING PROBLEMS, EXCESS NOISE, AND UNKNOWN PEOPLE SITTING AROUND SURVEYING OUR HOMES AND PROPERTIES. ALTHOUGH WE HAVE INQUIRED ABOUT RECOURSE TO SUCH ACTIVITIES, WE HAVE HESITATED (TO THIS POINT) TO FILE A REPORT THAT WOULD CAUSE OUR NEIGHBORS AT 4120 CORRAL PLACE ANY UNPLEASANTNESS, AND HOPED IT WOULD SOON END.

HOWEVER, WE MUST NOW TAKE ACTION. THE PROPOSED "OVERSIZED GARAGE" IS A VERY LARGE STRUCTURE. THIS ADDITION WILL FOREVER CHANGE THE VIEWS IN AND CHARACTER OF OUR NEIGHBORHOOD. WE STAND TO LOSE A GREAT DEAL IF THIS PROPOSED ADDITION IS APPROVED. PLEASE CONSIDER THE LIST OF PROBLEMS WE FACE.

1. THIS IS A SECONDARY STUCTURE, ALMOST AS LARGE AS A HOUSE (ALMOST 1850 SQUARE FEET), TO BE ADDED BESIDE THE EXISTING HOUSE, WHICH ALREADY HAS AN ATTACHED OVERSIZED TWO-CAR GARAGE. THE SCALE OF THIS ADDITION IS NOT APPROPRIATE FOR THE NEIGHBORHOOD, AND WILL CHANGE THE LOOK OF OUR COMMUNIY.

2. THE COMMUNITY COVENANTS, WHICH THE OWNERS OF 4120 ARE SUBJECT TO, DISALLOWS SUCH A STRUCTURE ON A LOT WITH AN EXISTING HOUSE.

3. WE ALREADY HAVE TROUBLE WITH CARS SLIDING ON THE ICE AND SNOW ON THE CUL-DE-SAC DURING WINTER MONTHS. THE GARAGE WILL BLOCK THE SUNLIGHT TO THE ROAD. IN ADDITION, THE ROADS IN OUR AREA ARE DETERIORATING AND CRUMBLING, EXCESSIVE TRAFFIC IS A PROBLEM.

4. THE CUSTOMERS THAT SHOW UP FOR THESE SALES, FROM EARLY IN THE MORNING UNTIL DINNER TIME, ARE OFTEN INTRUSIVE. THEY PARK ON LAWNS, BLOCK DRIVEWAYS, AND MAKE SAFE ENTRY/EXIT TO CORRAL PLACE DIFFICULT BY BLOCKING THE SIGHT LINES. THEY ARE OFTEN BOTH NOISY AND NOSY, MAKING IT UNPLEASANT FOR US TO USE OUR OWN PROPERTIES. PEOPLE COMING AND GOING IN THE CUL-DE-SAC INTRUDE ON US IN OUR YARDS AND OUR DECKS.

5. THE OWNERS AT 4120 ALREADY HAVE AN ATTACHED OVERSIZED TWO-CAR GARAGE. THEY ARE TWO RETIRED PEOPLE WITH TWO VEHICLES, AND POSSIBLY A SMALL BOAT. THEIR ADULT SON THAT LIVES WITH THEM DOES NOT DRIVE. THE PROPOSED GARAGE HAS ENOUGH ROOM FOR FOUR MORE VEHICLES, PLUS AN RV, PLUS A VERY LARGE WORKSHOP. WHERE IS THE JUSTIFICATION FOR SPACE FOR SIX VEHICLES, AN RV, AND LARGE WORKSHOP? READ: GARAGE SALES.

6. WHEN THEY HOLD A GARAGE SALE, THEY EMPTY OUT THEIR CURRENT GARAGE, PARK THEIR CARS ON THEIR LAWN, ON THE CUL-DE-SAC, OR ASK NEIGHBORS FOR ROOM ON THEIR PROPERTY. THEY SPEND HOUR AFTER HOUR SETTING UP A FULL STORE IN THEIR GARAGE. THEY EXTEND OUT ONTO THEIR DRIVEWAY WHENEVER THEY ARE ABLE. THEY LEAVE THEIR VEHICLES OUT DURING THE NUMBER OF DAYS THEY HAVE THE STORE SET UP, AND THEN THEY DISASSEMBLE THE STORE TO MAKE ROOM FOR THEIR VEHICLES.

7. BUILDING THIS LARGE STRUCTURE WILL ALLOW THEM TO STORE MORE INCOMING MERCHANDISE, HAVE MORE DISPLAY ROOM, CREATE LARGER TRAFFIC PROBLEMS, LARGER PARKING PROBLEMS, FURTHER DEGRADE OUR NEIGHBORHOOD, DEVALUE OUR HOMES, AND ENDANGER US AND OUR PROPERTIES.

8. OVER THE LAST FEW YEARS, WE HAVE BEGUN TO HAVE DELIVERIES THAT HAVE GONE MISSING FROM OUR DOORSTEPS. SOME OF US HAVE LIVED HERE 30 YEARS OR MORE, AND THIS HAD NOT HAPPENED PRIOR TO THESE CONSTANT, WELL-ADVERTISED, WELL-ATTENDED GARAGE SALES AT 4120 CORRAL PLACE.

9. WE HAVE PREVIOUSLY BEEN ASSURED THAT THIS WAS ENDING, BUT IT ONLY GETS WORSE. PLEASE SEE THE ATTACHED JOURNAL ADVERTISEMENT, ONLY ONE OF MANY, BUT THIS ONE PROMISED IT WAS THE LAST. IT WAS NOT THE LAST. IT WAS IN THE PAPER IN NOVEMBER 2014, AND LAST SUMMER (2015), WE EXPERIENCED MORE SALES THAN EVER BEFORE, AT LEAST 25 DAYS OF SALES.

10. WE HAVE BEEN MORE THAN REASONABLE WITH THE SITUATION. HOWEVER, WE ARE BEING PUSHED AND RUDELY SUBJECTED TO PEOPLE WHO ARE NOT CARING OF THEIR LONGTIME NEIGHBORS AND PERSONAL RELATIONSHIPS.

THEREFORE, WE (THE FOLLOWING HOMEOWNERS AFFECTED BY THIS PROPOSED ADDITION ON THE PROPERTY AT 4120 CORRAL PLACE) ASK THAT YOU REJECT THE PROPOSED ADDITION. THE SCALE OF THE BUILDING ALONE (COMMERCIAL USE ASIDE) IS FAR TOO LARGE FOR THE AREA.

WE WANT TO PROTECT OUR NEIGHBORHOOD FROM FURTHER PROBLEMS. WE WANT TO PRESERVE THE VISUALLY PLEASING ASTHETICS AND QUIET NATURE OF OUR AREA BY HEADING OFF FURTHER PROBLEMS. IN ADDITION, NATURALLY, WE WANT TO PROTECT OUR PROPERTY VALUES.

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THE NAMES OF ALL WHO RECEIVED NOTIFICATION LETTERS ARE LISTED BELOW, AND THE SIGNATURES INDICATE AGREEMENRT WITH THIS LETTER. THOSE NOTED IN GRAY ARE MOST DIRECTLY AFFECTED. THANK YOU.

1. BAXTER (4020): DISTANT NEIGHBOR - NOT CONTACTED DATE:
   ADDRESS:
   NOTATION:

2. ERICKSON (4130): Sue Erickson DATE: 6-2-2016
   ADDRESS: 4130 Corral Pl
   NOTATION: Not used for garage Sales - Way to Large 1000ft to big SE

3. MG OIL (LOT): Sue Erickson DATE: 6 2 2016
   ADDRESS: 4130 Corral Pl
   NOTATION: owner - Lot Non business

4. HANSEN (4085): Carrie Hansen DATE: 6-6-16
   ADDRESS: 4085 Corral Dr 4085 Corral Dr.
   NOTATION: RCSD o-

5. HOFMANN(4113): DATE: 6/5/2016
   ADDRESS: 4113 CORRAL DRIVE, RCSD
   NOTATION: owners; Please enforce current zoning regulations! Dan and Michaele Hofmann

6. LIEN (4093): DATE:
   ADDRESS:
   NOTATION:

7. MALISKE (4051): Brian Maliske DATE: 6/2/2016
   ADDRESS: 4051 Corral Drive
   NOTATION: Residential Area - Non business / agriculture

8. MOORE (4040): DATE: 6-3-16
   ADDRESS: 4070 Corral Dr.
   NOTATION: Owner - 35 year resident @ this location.

9. ROLL (4070): John W. Moore DATE: 6-3-16
   ADDRESS: 4040 CORRAL DR.
   NOTATION: Owner - 38 years at this location

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10. SMITH (4215): Robert & Keith DATE: 6-7-16
ADDRESS: 4215 Corral Drive
NOTATION:

11. STRISSEL 4160): Kay Strissel Stephen Strissel DATE: 02 June 2016
ADDRESS: 4160 Corral Drive
NOTATION: Totally against proposed addition

12. ZAVITZ (3980): DISTANT NEIGHBOR – NOT CONTACTED DATE:
ADDRESS:
NOTATION:

HERE IS THE ADVERTISEMENT MENTIONED ABOVE

PLEASE NOTE THE ITEMS AVAILABLE FOR PURCHASE



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4120 Corral Place Sheridan Lake Rd, right on Corral Drive, go up hill, right on Corral Place. Garage Sale Fri. & Sat. 8am to 3pm I am done doing rummage sales! Too much work and hubby says get out of garage now! You've never seen prices this low. New items daily. All season clothing girls 3 mo to 4T, boys 3mo to 12, womens 8-22, med to XXL, maternity, mens med to XXL. Soccer and baseball wear, toys, Fisher Price Little People, Hot Wheels, stuffed animals, stocking stuffers, framed artwork, cookbooks, books, DVD's, candles, floral, gift items, home and holiday decor, Precious Moments, Boyds Bears, Cherished Teddies, Hallmark, small appliances, barware, glasses, crafts, Tastefully Simple overstock sale. This all must go as I am really done with garage sales. No checks and large bills.

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Posted in Sale on Friday, November 7, 2014 2:48 am

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