

From: [Brett Johnson](#)
To: [cpweb](#)
Subject: Opposition for Planned Development
Date: Saturday, August 20, 2016 3:09:50 PM

Hello. My name is Brett Johnson and I am emailing you to voice my opposition to the daycare increase for 4804 Elmer Street. Parking is already an issue for that residence as there are several vehicles parked curbside, including and up to the city Stop sign. Several times I have had to pull out into the intersection, just to look for traffic coming from the blocked street angle. Not only is this dangerous, but against the law. Increasing the daycare would just force more parking issues and create more complications, some potentially dangerous. Thank you for your time.

Respectfully,
Brett and Brandee Johnson
4834 Elmer Street
Owner occupied family residence

From: [Lacock Fletcher](#)
To: [Wolff Andrea](#)
Cc: [Fisher Vicki](#)
Subject: FW: Elmer St. Conditional Use Permit
Date: Tuesday, August 23, 2016 9:32:42 AM

[Link to 16PD040 as Public Comment.](#)

Thanks,

Fletcher Lacock, AICP
Planner III - Current Planning Division
City of Rapid City, South Dakota
Community Planning and Development Services
605.394-4120

From: Phillip Stiles [mailto:pstiles@costelloporter.com]
Sent: Tuesday, August 23, 2016 9:31 AM
To: Lacock Fletcher <Fletcher.Lacock@rcgov.org>
Cc: Phillip Stiles <pstiles@costelloporter.com>; Stiles, Jennifer A. <Jennifer.Stiles@va.gov>
Subject: Elmer St. Conditional Use Permit

Mr. Lacock,

I am writing in response to the notice I received regarding a conditional use permit for 4804 Elmer St., Rapid City, 57703. The purpose of this note is to express my opposition to the request to expand the daycare. 4804 Elmer St. is located on the corner of Aurora Dr. and Elmer St. I have lived on Elmer St. for approximately 12 years. Since the completion of Valley View Elementary and now East Middle School, the traffic, foot and vehicular, on Aurora Dr. has increased dramatically. Already, the corner of Elmer St. and Aurora Dr. is congested. I am already concerned for the safety of the children walking to school along that route, to increase the traffic at that intersection by granting this permit would only add to my concern. In addition, there is insufficient parking at the residence to accommodate the addition to the daycare. Due to already limited parking, vehicles park adjacent to the stop sign on Elmer St. leading to Aurora Dr. Vehicles parked this close to the corner obscure the vision of drivers entering and exiting Elmer St. from Aurora Dr. Often, vehicles park on both sides of the road at this intersection forcing traffic to move single file through the intersection. This problem would be compounded by the granting of the CUP. For these reasons, I object to the city granting the request and would ask that the request be denied.

I do not take my objection lightly. I appreciate that my neighbor is seeking an opportunity to increase business. However, I believe this opportunity comes at too great of an expense. I have spoken with several of my other neighbors who also received notices and they share my concerns. I appreciate your time and consideration in this matter.

Very Respectfully,
Phillip R. Stiles

From: [DAVIS, BOBBIE J CTR USAF AFDW AFFSC](#)
To: [cpweb](#)
Cc: [bdavis9741@aol.com](#)
Subject: Objection to Planned Development application file number 16PD040
Date: Wednesday, August 24, 2016 7:36:21 AM

I have read the project report for this request and strongly object to the approval of this plan.

The project plan states (paragraph 1, under Planning Commission Criteria and Findings for Approval or Denial) that the property has a two stall garage which can be used as parking for the dwelling occupants. At this time, the two stall garage is NOT used for the dwelling occupants. One occupant's car is almost always parked in the drive way and the other is parked in the street (either on Aurora Drive or curbside, including and up to the city stop sign) or BOTH are parked on the street, leaving the driveway empty. At this time, one drop off car is able to park in the drive way but if and when there is multiple drop offs at the same time all of the parents are parking from the back part of the house on Aurora Drive to the front of the house on Elmer Street. This has, on numerous occasions, caused a bottle neck on Aurora Drive, endangering not only drivers trying to get through the cars parked on both sides of Aurora Drive but for the drivers and pedestrians coming from Elmer Street who cannot see whether traffic is coming once stopped at the stop sign.

The project plan states (paragraph 3, under Planning Commission Criteria and Findings for Approval or Denial) that Elmer Street and Aurora Drive are local streets with lower traffic volumes and lower speeds. Exception would be during the school year. Since the school has been built the amount of traffic on Aurora Drive has doubled, almost tripled in volume from the end of August until the end of May. Even though it is stated that drop off times are staggered, adding additional cars coming, parking for a lengthy amount of time and then going, in the time allotted for parents to drive their children to school and drop them off will cause an even bigger bottle neck between the hours of 7 and 830. At this time traffic during school months line not only Aurora Drive but also on both sides of Homestead at the stop sign making it near to impossible not to sit in traffic for a minimum of 10 minutes no matter what way you are going, with the requestors cars and drop off cars parking it will be a cluster!

So as you can see from above and from the numerous other "worries" you have received on this request, I think that not only should Aurora Drive and the surrounding area be re-evaluated at some point because it is NOT low traffic and low density residential anymore, I also believe that going from 12 children to 20 children needs to be done in a professional building, zoned for commercial use where there is ample parking for not only parents but staff and the owners...NOT in a residential area where parking is not available for all and where the owner can SAY they only need 4 spots but in truth need 6 to more during certain times and still take up more parking then they should. This will cause even more traffic issues and complaints than what has circled around that house since they moved in and started operating the daycare.

Thank you,

Bobbie Davis
1343 Aurora Drive
Single family dwelling
Legal description Big Sky Subd, BLOCK 4, Lot 9

From: [Lacock Fletcher](#)
To: [Wolff Andrea](#)
Subject: FW: Elmer Street Conditional Use Sign
Date: Wednesday, August 24, 2016 2:47:34 PM

Another Public Comment for 16PD040. Handout?

Fletcher Lacock, AICP
Planner III - Current Planning Division
City of Rapid City, South Dakota
Community Planning and Development Services
605.394-4120

From: Lesia McLaughlin [mailto:Lesia.McLaughlin@firstwesterninsurance.com]
Sent: Wednesday, August 24, 2016 2:45 PM
To: Lacock Fletcher <Fletcher.Lacock@rcgov.org>
Subject: Elmer Street Conditional Use Sign

I am writing regarding the sign on Elmer Street – that is a very busy corner – Aurora is a main road the people drive to bring their kids to school – this summer it hasn't been too bad, but lately there has been 3 or 4 vehicles parked (going the wrong way) on Aurora making it extremely difficult to see what is coming from Homestead Street. If someone across the street from this house is parked on the street also, only 1 car can fit between and it is extremely dangerous when you can't see what is coming. There are also a lot of kids that walk to school on that sidewalk and to have more vehicles pulling in and out could make that corner even more dangerous. I live up the street, do use this route as my main route coming & going – I can see where increased vehicles would make this corner very dangerous.

Thank you -

Lesia

Lesia J McLaughlin
4937 Elmer Street
Rapid City SD 57703

lesia.mclaughlin@firstwesterninsurance.com