

16PD036

From: Larry Dempsey [<mailto:dempseyrapidcity@rap.midco.net>]
Sent: Tuesday, August 02, 2016 9:21 PM
To: Lacock Fletcher; cpweb
Subject: Planned Development Application; File Number 16PD0356

My name is Larry Dempsey, and I live at 6626 Wellington Drive (Lot 8, Block 1, South Hill Subdivision, Section 26, Township 1N, Rapid City, Pennington County, South Dakota), a private residence.

I oppose the request to allow further changes to the proposed zoning of 1555 Catron Boulevard (Lot A, Less Lot H1 of Cleary Subdivision, located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota). The property is currently zoned low density residential, and should remain as zoned. Any business that is allowed to occupy this property places increased traffic flow on Wellington Drive. Because of the lack of a left turn lane to the West entrance of Wellington Drive, most people traveling Westbound on Catron Boulevard enroute to the subject property will find it more expedient to turn in on the East entrance of Wellington Drive and travel through the residential neighborhood, thereby increasing traffic volume, and ultimately endangering our children and families.

While I have nothing against Rushmore CrossFit LLC, the subject property is currently zoned low density residential, and should remain as such. Cleary Building Corp. continues to look for buyers of the subject property, but because of its close proximity to other residential property, serious consideration should be given to a mandate that the Cleary Building Corp. remove the current structure from this property and re-plat it for single-family housing. This would then have the property's use match its zoning designation, as well as put an end to the repeated proposals to allow a commercial business in a our residential neighborhood.

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

From: Caresa [<mailto:caresaconnor@yahoo.com>]
Sent: Tuesday, August 02, 2016 9:48 PM
To: cpweb
Subject: Rushmore Crossfit

To Whom it May Concern,
I live at 6614 Wellington Drive.

I am writing to express my concerns for Rushmore Crossfit's upcoming hearing for planned development application.

A gym that holds 6 classes per day will bring a lot of traffic to this quiet, kid-friendly neighborhood. This is a quiet residential neighborhood with many children. I have spoken with Traie, one of the Crossfit owners, who assured me that she would advise her 100 members to enter and exit to Catron from the gym side of Wellington, but living here, I can tell you that there are several times of day that would make that either inconvenient or impossible. Also, if members were to come to the gym from the east, they would have to drive through our development.

It is my hope that Rushmore Crossfit's development amendment not be approved.

Thank you for taking the time to hear my concerns.

Respectfully,
Caresa M. O'Connor

From: Work Email [<mailto:logan.grosz@gmail.com>]
Sent: Tuesday, August 02, 2016 9:48 PM
To: Lacock Fletcher <Fletcher.Lacock@rcgov.org>
Subject: New CrossFit Location

I am a 17 year old that lives in the neighborhood you want to station your new CrossFit location in. I think it would be a great addition *however*, it doesn't harmonize well with our neighborhood due to all of the children we have here. Because of all the classes you guys hold there'd be a significant amount of added traffic in our neighborhood; it simply wouldn't be safe. Please consider a different location..
Thanks.

From: Larry & Maria Osborne [<mailto:ozmia@rap.midco.net>]
Sent: Wednesday, August 03, 2016 9:51 AM
To: Lacock Fletcher <Fletcher.Lacock@rcgov.org>
Subject: Rushmore Cross Fit/Cleary Building

To whom it my Concerns,

I am Larry Osborne 6668 Wellington Drive, I do have some concerns about Rushmore Cross Fit moving into the Cleary Building. First is the increased traffic flow in the area and the increase noise potential that goes with cross fit training. This neighborhood has a lot of children here in the increase in traffic could be a danger(install speed bumps) and if they sound proof the building so the music that they will be playing at those early hours of the morning want bleed into the surrounding area.

Larry Osborne
6668 Wellington Drive
Rapid City, SD 57702

From: pcléments@regionalhealth.com [<mailto:pcléments@regionalhealth.com>]
Sent: Wednesday, August 03, 2016 11:43 AM
To: Lacock Fletcher <Fletcher.Lacock@rcgov.org>
Subject: Rushmore Crossfit

Dear Sir –

I'm writing this correspondence to you in regards to the planned business development for Rushmore CrossFit located at Catron and Wellington Dr. I am assuming they would occupy the Cleary Building business. I'm also writing as a concerned resident as I live at 6644 Wellington Dr and have witness the increased traffic flow due to widening of Catron to 4 lanes which resulted in the southern entrance access (left hand turn) to Wellington Dr was denied or eliminated.

This closure resulted in high Edinborough traffic that is now using most northern entrance for the left hand turn and drive through the residential portion of Wellington Dr. to access their residences on Edinborough Dr. This traffic will only increase with the addition of a business. Closing or denying left hand turns at the southern entrance to Wellington Dr. was in my opinion a big mistake in city planning. I'm sure there's a code for that! . If the thought was that residents or customers will use the U-turn about a block south of the southern Wellington Dr entrance to gain access to the Edinborough Dr or the proposed CrossFit Business, you would be incorrect as I live Wellington Dr. and witness the traffic.

There are also approximately 2 dozen (24) or more children that play on Wellington Dr including 2 of my children and risks of accidents will only increase with the increased traffic flow due to a business. Isn't South Hill that includes Wellington and Edinborough Dr zoned as residential? If so, Let's keep it that way

While I'm not opposed to the type business that is being proposed, however, I am opposed to any business that requires customers/clients to come to that location via Wellington Dr. to obtain services. Cleary Building goes to location(s) to showcase potential buyers their building products and of course builds at location so there is little to no customer traffic, Rushmore Crossfit will need their clients to come to them.

Thus, I'm opposed to this business development due to the resulting increased traffic and the amount of young children that play and ride bikes on Wellington Dr.

Thank you for your consideration,
Paul

Paul Clemments
6644 Wellington Dr
Rapid City, SD 57702
605-431-4120
pcl Emmments@regionalhealth.com

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