



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

300 Sixth Street

Curt Huus, Project Engineer
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: Curt.Huus@rcgov.org

MEMORANDUM

TO: City Council

FROM: Curt Huus, Project Engineer *CH*

DATE: December 16, 2004

RE: Lot 18, Block 6, Robbinsdale No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

A site plan has been submitted by Heart Center Building, LLC for the proposed construction of a medical facility on the above legally described property. In particular, the site plan identifies two approaches along Fifth Street and a third approach along Wisconsin Avenue to the property. The Street Design Criteria Manual allows a maximum of two approaches for a commercial use on a property. In addition, the Street Design Criteria Manual requires that access be taken from the lesser order street, or in this instance, Wisconsin Avenue.

The two proposed approaches provide the minimum separation and alignment as required by the Street Design Criteria Manual. In addition, the approach along Wisconsin Avenue will provide a safe access point to the subject property for the adjacent residential development(s).

Staff Recommendation: Staff recommends that an Exception be granted to allow three approaches in lieu of two approaches to a commercial use and to allow access from the higher order street in lieu of the lesser order street as per the Street Design Criteria Manual.



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