



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

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MEMORANDUM

TO: Rapid City Council

FROM: Vicki L. Fisher, Urban Planner III

DATE: October 31, 2005

RE: Exception to the Street Design Criteria Manual to reduce the separation between driveways and intersections

Legal: NE1/4NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota to be known as Phase 1A and 1B of the PLM Subdivision

In August of 2005, the City Council approved Preliminary Plats to create Phase 1A and 1B of the PLM Subdivision. To date, Final Plats have not been submitted for the two phases of development. The applicant has, subsequently, requested that Exceptions be granted to reduce the separation between the intersection and proposed driveways on six of the lots as follows:

Lot 1, Block 1 of Phase 1A – from 50 feet to 35 feet
Lot 7, Block 1 of Phase 1A – from 50 feet to 35 feet
Lot 12, Block 1 of Phase 1A – from 50 feet to 32 feet
Lot 13, Block 1 of Phase 1A – from 50 feet to 33 feet
Lot 19, Block 1 of Phase 1A – from 50 feet to 31 feet
Lot 1, Block 2 of Phase 1B – from 50 feet to 39 feet

The applicant has submitted a site plan identifying the subdivision of the lots into townhome lots. In addition, the applicant has indicated that a forty foot wide driveway, or twenty feet per townhome lot, is being proposed. All of the exceptions are requested on corner lots which imposes physical constraints due to the setback requirements along the two adjacent streets. Staff has noted that the proposed size of the townhome lots range from 6,512 square feet to 6,009 square feet, exceeding the minimum required lot size of 4,000 square feet for a townhome lot. In addition, the applicant has indicated that topographic constraints caused by the large metering pond and channel located west of this site limit the overall configuration of lots. As such, staff is recommending that the Exceptions to reduce the separation between the driveways



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and the street intersections be granted as requested.

Staff Recommendation: Staff is recommending that the Exception to reduce the separation between the intersection and proposed driveways be approved as follows:

Lot 1, Block 1 of Phase 1A – from 50 feet to 35 feet
Lot 7, Block 1 of Phase 1A – from 50 feet to 35 feet
Lot 12, Block 1 of Phase 1A – from 50 feet to 32 feet
Lot 13, Block 1 of Phase 1A – from 50 feet to 33 feet
Lot 19, Block 1 of Phase 1A – from 50 feet to 31 feet
Lot 1, Block 2 of Phase 1B – from 50 feet to 39 feet