



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

300 Sixth Street

Emily Fisher, Project Engineer
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4157
Fax: 605-394-6636
e-mail: emily.fisher@rcgov.org

MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Emily Fisher, Development Services Engineer

DATE: March 13, 2006

RE: Items 1 through 4 on the March 14, 2006 Rapid City Public Works Committee Agenda

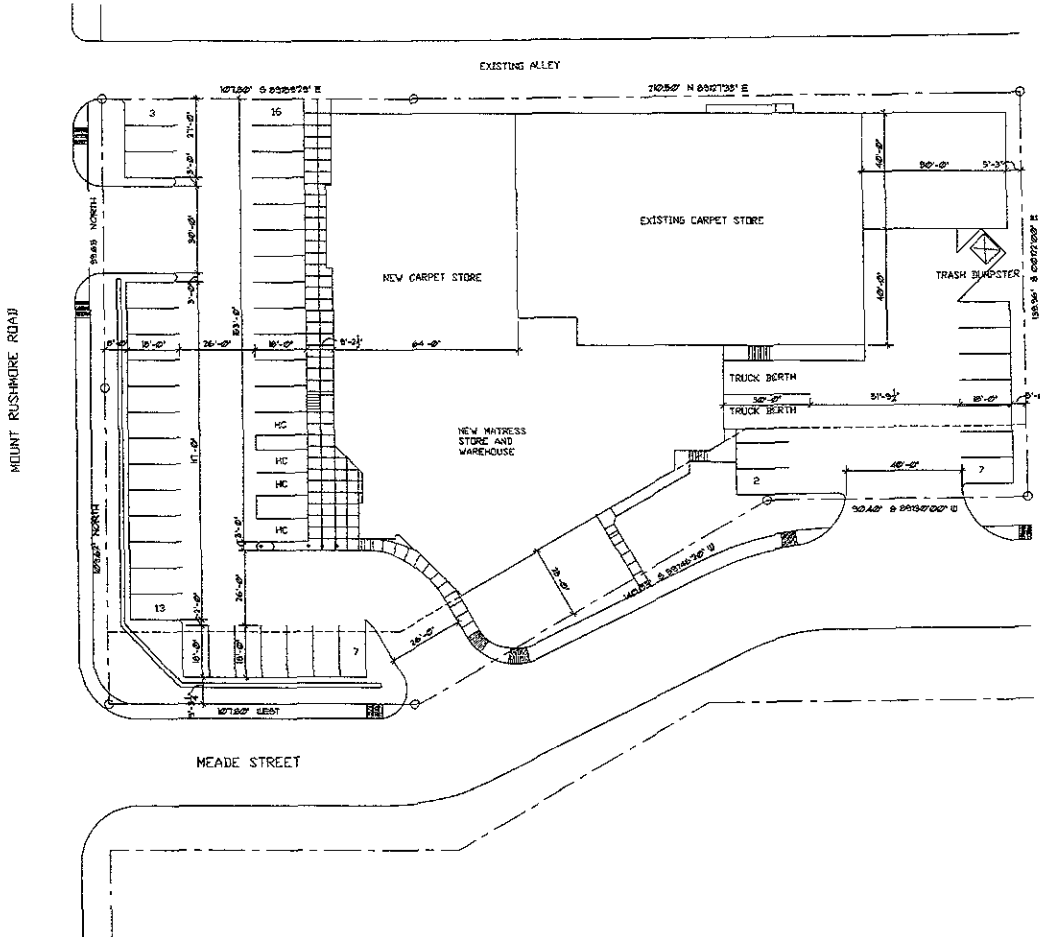
Growth Management staff reviewed the requests for the exceptions to the Street Design Criteria Manual for the property located at 2222 Mount Rushmore Road and make the following recommendations:

1. Staff recommends denial of the request for an exception to allow the northwest driveway approach to be a maximum width of 30 feet in lieu of a maximum width of 28 feet as per Section 8.2.1(B) of the Street Design Criteria Manual. This approach will not be used by large delivery trucks as it provides access only to the parking area. A wider approach is not necessary to accommodate large trucks.
2. Staff recommends denial of the request for an exception to allow the southeast driveway approach to be a maximum width of 40 feet in lieu of a maximum width of 28 feet as per Section 8.2.1(B) of the Street Design Criteria Manual. However, staff recommends approval of an exception to increase the maximum width from 28 feet to 35 feet to facilitate truck access to the loading area.
3. Staff recommends denial of the request for an exception to allow three approaches in lieu of two as per Section 8.2.1(H) of the Street Design Criteria Manual. By using the alley approach from Mount Rushmore Road, the applicant can comply with the separation requirements, the requirement for all access to be taken off the lower order street, the maximum number of approaches and provide additional parking and landscaping along Mount Rushmore Road.
4. Staff recommends denial of the request to reduce the minimum driveway approach spacing along Mount Rushmore Road from the required 150 feet as per Section 8.2.2 Table 8-1 as the alley can provide essentially the same access onto the site without creating an additional conflict point.



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5. Staff also noted upon reviewing the plans that an exception would need to be granted for the access off of the higher order street. Staff recommends denial of the exception to allow access off of the higher order street as per Section 8.2.1(l) of the Street Design Criteria Manual for the reasons stated above.



PROGRAM DATA		
CARPET STORE	5,852 SF.	1,400 = 147 CAR PARKS
CARPET WAREHOUSE	9,509 SF.	14,000 = 9.6 CAR PARKS
NEW CARP WAREHOUSE	2,000 SF.	11,000 = 2.0 CAR PARKS
MATTRESS STORE	5,993 SF.	1,400 = 15.0 CAR PARKS
MATTRESS WAREHOUSE	736 SF.	3,000 = 7.4 CAR PARKS
TOTAL	24,194 SF.	480 CAR PARKS
	PARKING SHOWN	48 CAR PARKS

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MAR 15 2006
 Rapid City Growth
 Management Department

01 - SITE PLAN

301 NORTH AVENUE W.D.
 SIOUX FALLS, S.D. 57105
 PHONE 605.338.9779

RAWLS
 ARCHITECTS

A NEW DEVELOPMENT FOR
CARPETMART
 RAPID CITY, SD



DATE: 3-2006
 PROJECT:

Sheet Title
SITE PLAN

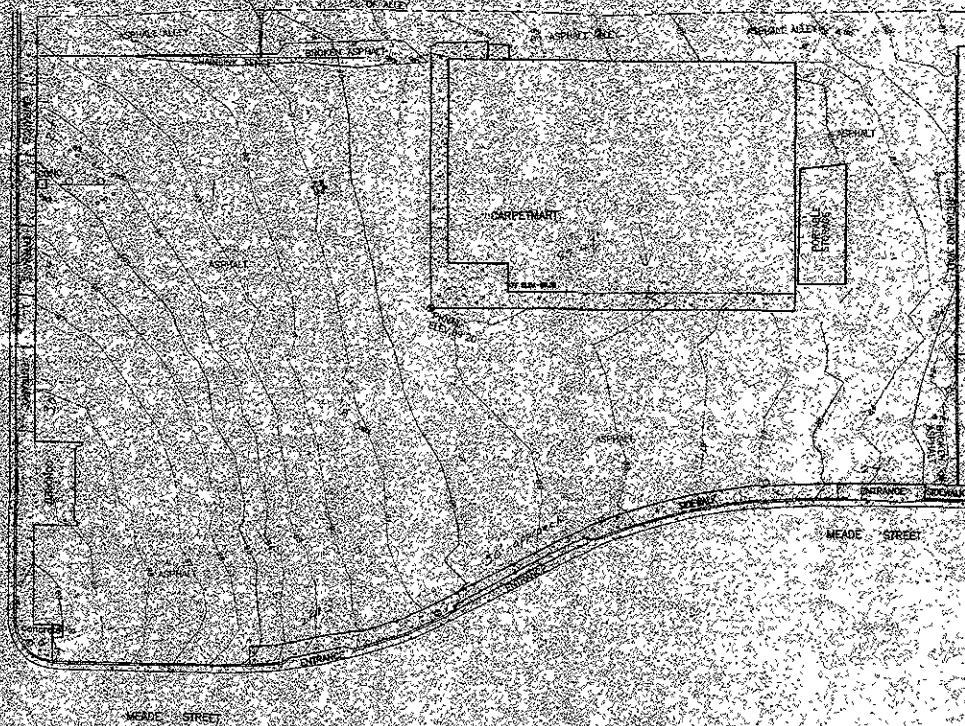
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Management Department



CLARK ENGINEERING CORPORATION
CONSULTING ENGINEERS & LAND SURVEYORS
RAPID CITY, ABERDEEN/SIOUX FALLS, SOUTH DAKOTA

DRAWN BY	CHECKED BY	DESIGNED BY	SCALE	PROJECT	SHEET DESCRIPTION	DATE	SHEET
ED	RS	BR	1"=20'	CARPETMART	SITE TOPO SURVY	1/99	1