

**REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD AND CRITERIA**

PROJECT 1321 Mt. Rushmore Road
DATE: 10.26.06 SUBMITTED BY: Roger Baker 6 Fairmont Blvd
PIN #: 3702430025 W- 343-9559 H- 716-3765
LEGAL DESCRIPTION: E 114.1' of LOT 21 WEST BOULEVARD.

EXCEPTION REQUESTED: SECTION 8.2.1 STANDARD/CRITERIA STREET CRITERIA MANUAL
DESCRIPTION OF REQUEST: to PAVE RIGHT-OF-WAY FOR PARKING.

JUSTIFICATION: This has been gravel parking for many years. It would look so much nicer if I could asphalt it.

SUPPORTING DOCUMENTATION: Yes No

STAFF COMMENTS: NA

STAFF RECOMMENDATION: To deny as it violates 8.2.1 G of The Street design criteria manual

BY: Larry V. Childers DATE: 10.26.06

AUTHORIZATION: APPROVED DENIED
Roger Baker, DSCC DATE: 10/27/06
GROWTH MANAGEMENT DIRECTOR

Sheldon Vore Deny 10-26-06
for PUBLIC WORKS DIRECTOR

10.30.06 - CALLED ROGER - WANTS TO PUT ON PW 10:30AM AGENDA - BRINGING PICTURES. LUC

FILE #: _____
ASSOCIATED FILE#: _____

G. City street and highway right-of-ways shall not be used for private or commercial purposes or for parking. A Permit To Work In The Right-Of-Way for construction of a driveway approach shall not be issued unless all vehicles to be serviced can maneuver and park entirely within the private property lines.

H. Not more than one driveway will be allowed to any single residence and not more than two to any business establishment. Frontages of fifty feet (50') (15 M) or less shall be limited to one driveway.

The total width of all curb cuts for any one ownership on a street shall not exceed fifty percent (50%) of the frontage of the ownership along that street.

I. If a property has frontage on more than one street, access will be permitted only on the less traveled street frontage, where standards can be met. If a property cannot be served by an access point meeting these standards, the Engineer shall designate access points based on traffic safety, operational needs, and in conformance with the requirements of this policy.

J. Where several adjacent roadside establishments each having limited frontage or where there is probability of such developments, consideration shall be given to the provision of a frontage road for the several driveways so as to reduce the number of separate accesses to the public roadway. The frontage road access points to the public roadway shall be at the extremities of the frontage road or at well-spaced intervals along it.

8.2.2 Driveway Approach Spacing

The distance between adjacent driveway approaches must be sufficient to allow vehicles to safely queue, accelerate, decelerate, and cross conflicting traffic streams without excessive interference with through traffic or traffic using adjacent driveways.

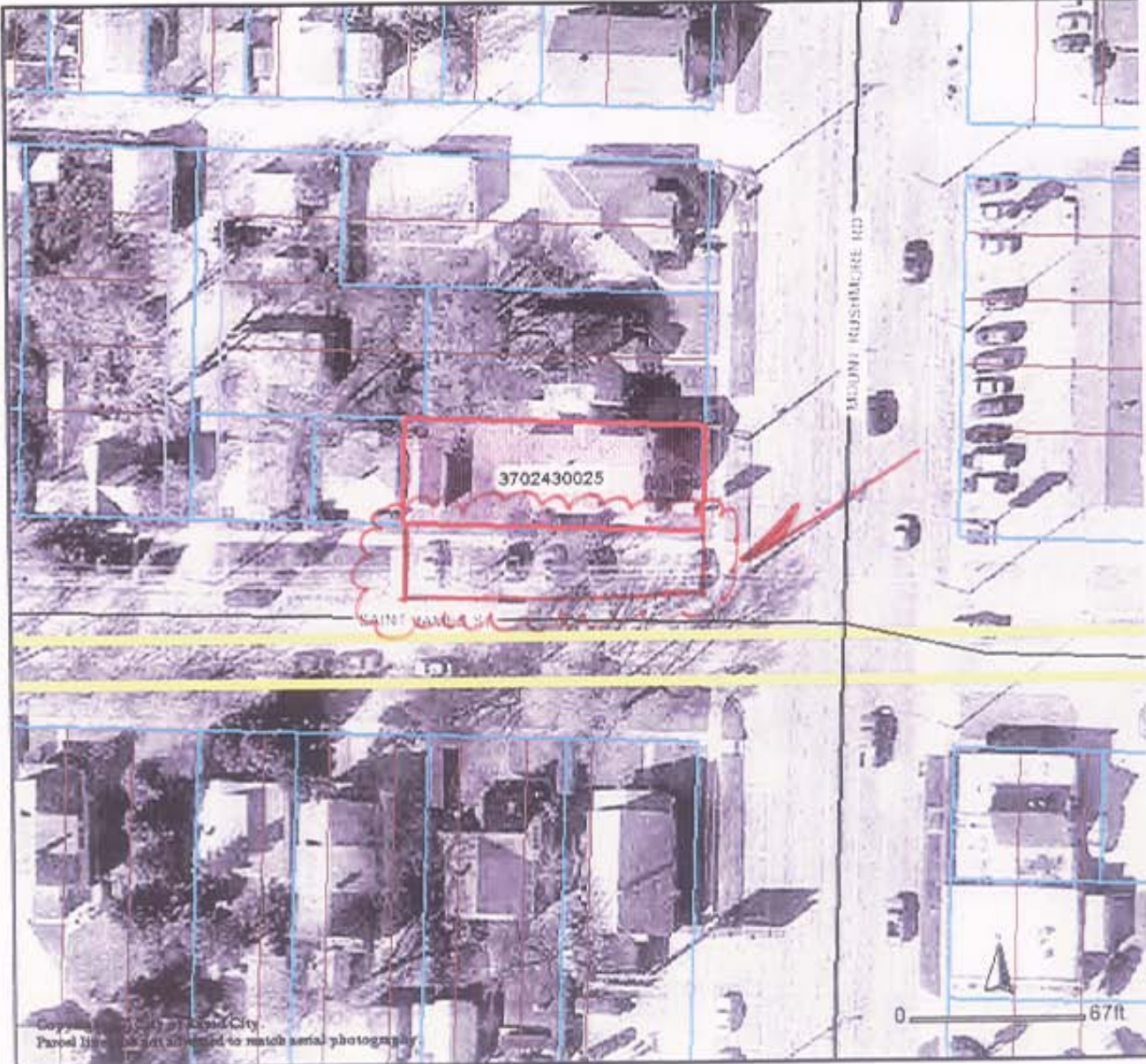
A. For arterial and high volume collectors in commercial and industrial areas, an approach separation of two hundred feet (200') (61 M) or more of full vertical curb is desirable. Where this spacing cannot be attained, acceptable minimum driveway approach spacing for streets serving greater than 5,000 vehicles per day are shown in Table 8-1.

TABLE 8-1

Minimum Driveway Approach Spacing

Speed		Separation	
(mph)	(Kph)	(ft.)	(Meters)
20	32	85	26
25	40	105	32
30	48	125	38
35	56	150	46
40	64	185	56
45	72	230	70
50	80	275	84

1321 Mt. Rushmore Road



22-23

EAST 107' OF LOT 22-23

HOUSE

CONCRETE DRIVEWAY

NORTH

WOOD FENCE
NEW SHRUB

3 PROPOSED PARKING SPACES

REMOVE 48 SQ. FT. OF BLOCK PAVERS

GRASS

GARAGE

16'-0" (TYP)

9'-0" (TYP)

EAST 114.1' OF LOT 21

PROPOSED ASPHALT PARKING AREA
1,405 SQ. FT.
(CURRENTLY GRASS)

REMOVE STRIP

SIDEWALK

A/C UNIT
NEW SHRUBS

GRASS

DECK ABOVE STAIRWAY

DECK

CONC. PAD

INSTY-PRINT BUILDING
1321 MOUNT RUSHMORE RD

DECK

GRASS

1" PIPE

NEW SHRUBS

METAL POLE
GRASS

1/2" REBAR PROJECT BENCHMARK
NORTHING-5000.00
EASTING-5000.00
ELEVATION-100.00

SIDEWALK

UNDERGROUND ELECTRIC BOX

OHF

OHF

MOUNT RUSHMORE ROAD

WATER

SIDEWALK

GRAVEL

GRASS

ELEC BOX

GRAVEL

GRASS

OHF

GRAVEL

SAINI JAMES STREET













CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

300 Sixth Street

Marcia Elkins, Director
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: marcia.elkins@rcgov.org

MEMORANDUM

TO: Public Works Committee

FROM: Marcia Elkins, Director

DATE: November 27, 2006

RE: Appeal of the Denial of the Request for Exception to Pave the Right-of-way for Parking at 1321 Mt. Rushmore Road

As requested, Growth Management staff has reviewed the appeal of the denial of the request for an exception to allow paving of the right-of-way for parking at 1321 Mt. Rushmore Road and identified the following issues:

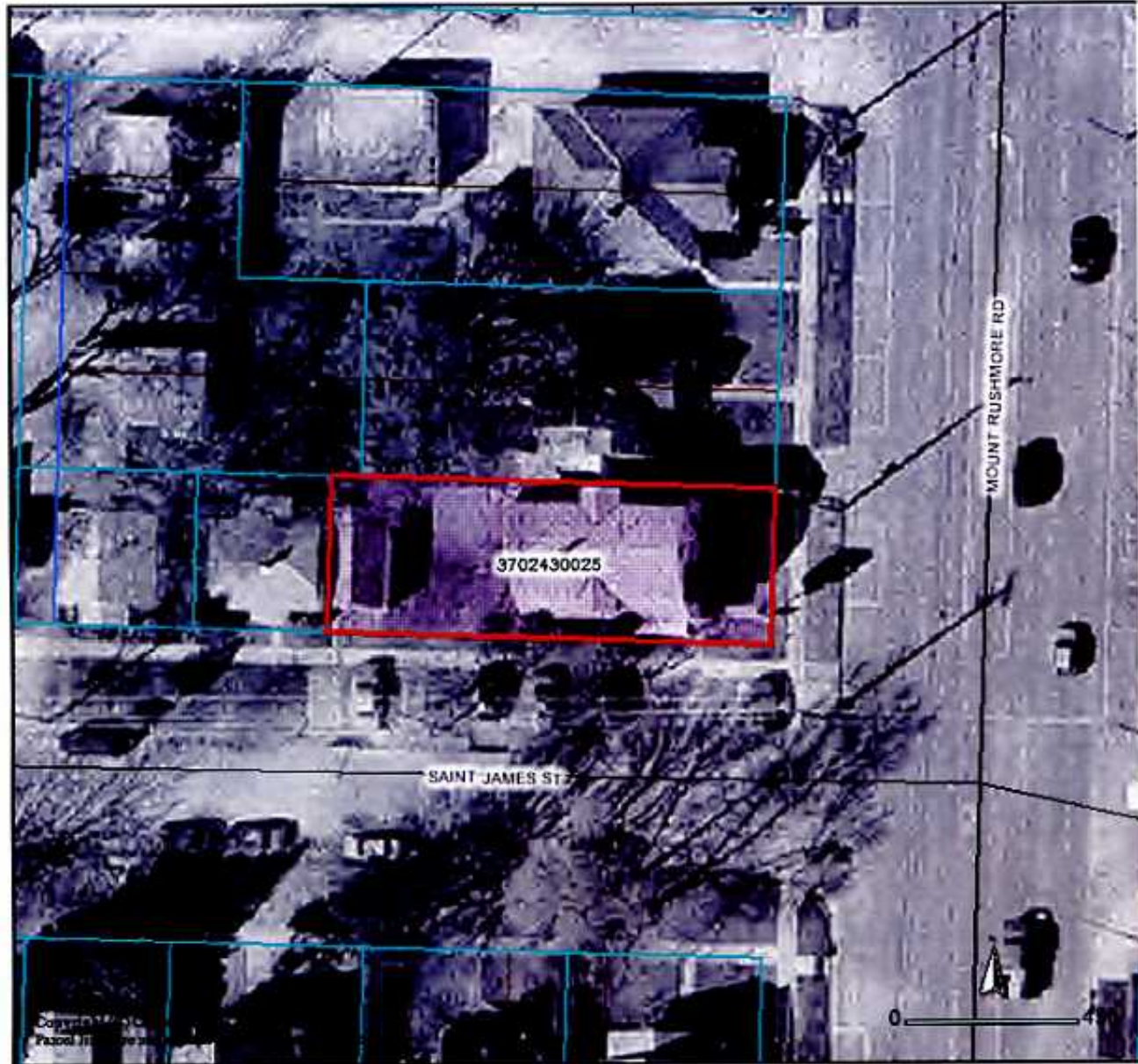
- The applicant was granted a variance to reduce the number of off-street parking spaces from 16 to 3. To date, the applicant has not provided the required off-street parking spaces nor submitted a building permit for the required parking spaces. Currently the property is being use in violation of the City Ordinance and the approved variance.
- It is likely that once a plan is submitted, the access drive to the required parking area will conflict with a portion of the right-of-way area the applicant is proposing to pave in the right-of-way.
- A portion of the right-of-way area proposed to be paved is in the corner clearance area (85 feet from the corner) which is required to be kept clear of all approaches for safety reasons.
- A small portion of the right-of-way area proposed to be paved appears to be located in the sight distance triangle posing further safety concerns.

Staff Recommendation: Deny the applicant's request without prejudice to allow the applicant to resubmit a site plan and building permit identifying the required off-street parking as allowed pursuant to the variance previously granted.



EQUAL OPPORTUNITY EMPLOYER

Rapid City Geographic Information System



3702430025

MOUNT RUSHMORE RD

SAINT JAMES ST

0 40

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Parcel ID: 3702430025



















443-8379

CUSTOMER PARKING ONLY





