

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

PROJECT Salvation Army Family Enrichment Center
DATE: 7-13-07 **SUBMITTED BY:** Renner Associates, LLC

PIN #: 3718176001
LEGAL DESCRIPTION: Lot 1 of Horizons Subdivision

EXCEPTION REQUESTED: SECTION 8.2.4 STANDARD/CRITERIA Street Design

DESCRIPTION OF REQUEST: Request is to allow utilization of the existing approach location for the east approach, located 68' from the nearest opposing driveway, and to allow the adjustment of the existing west approach, to a distance of 35 feet from the nearest opposing driveway.

JUSTIFICATION: 1. The East approach location utilizes the existing location.
2. The West approach is located to accommodate the required number of parking spaces, and to provide for fire and emergency access. The Salvation Army would need to pay for more grading, base course, curb and gutter, asphalt, and water main to comply with current spacing requirements.

SUPPORTING DOCUMENTATION: Yes - See Preliminary Plans No

Staff Comments:

There are currently two existing approaches on East Saint Patrick Street to the property applicant is proposing to develop. SDCM allows for two driveway approaches to a business establishment. Applicant is proposing to reconstruct the existing driveway approach at the east end of the property and add a driveway approach between the two existing approaches (a total of three approaches). SDCM also requires the location of driveway approaches to properties on opposite sides of the roadway be located directly opposite each other whenever possible, or a minimum spacing of 75 feet is required. Currently, the existing east approach is located approximately 28 feet from an opposite driveway and the existing west approach is located approximately 68 feet from an opposite driveway. The proposed driveway approach would be located approximately 13 feet from an opposite driveway. See attached sheet. The location of the proposed driveway approach conflicts with existing driveway approaches on the opposite side of the roadway and three driveway approaches to the property has the potential to cause traffic congestion.

Recommendation: Denial **By:** Mary Bosworth **Date:** 7/18/07

AUTHORIZATION: APPROVED DENIED

Robert J. Dominick, DSCC
GROWTH MANAGEMENT DIRECTOR

7/19/07
DATE

PJB Approved
PUBLIC WORKS DIRECTOR

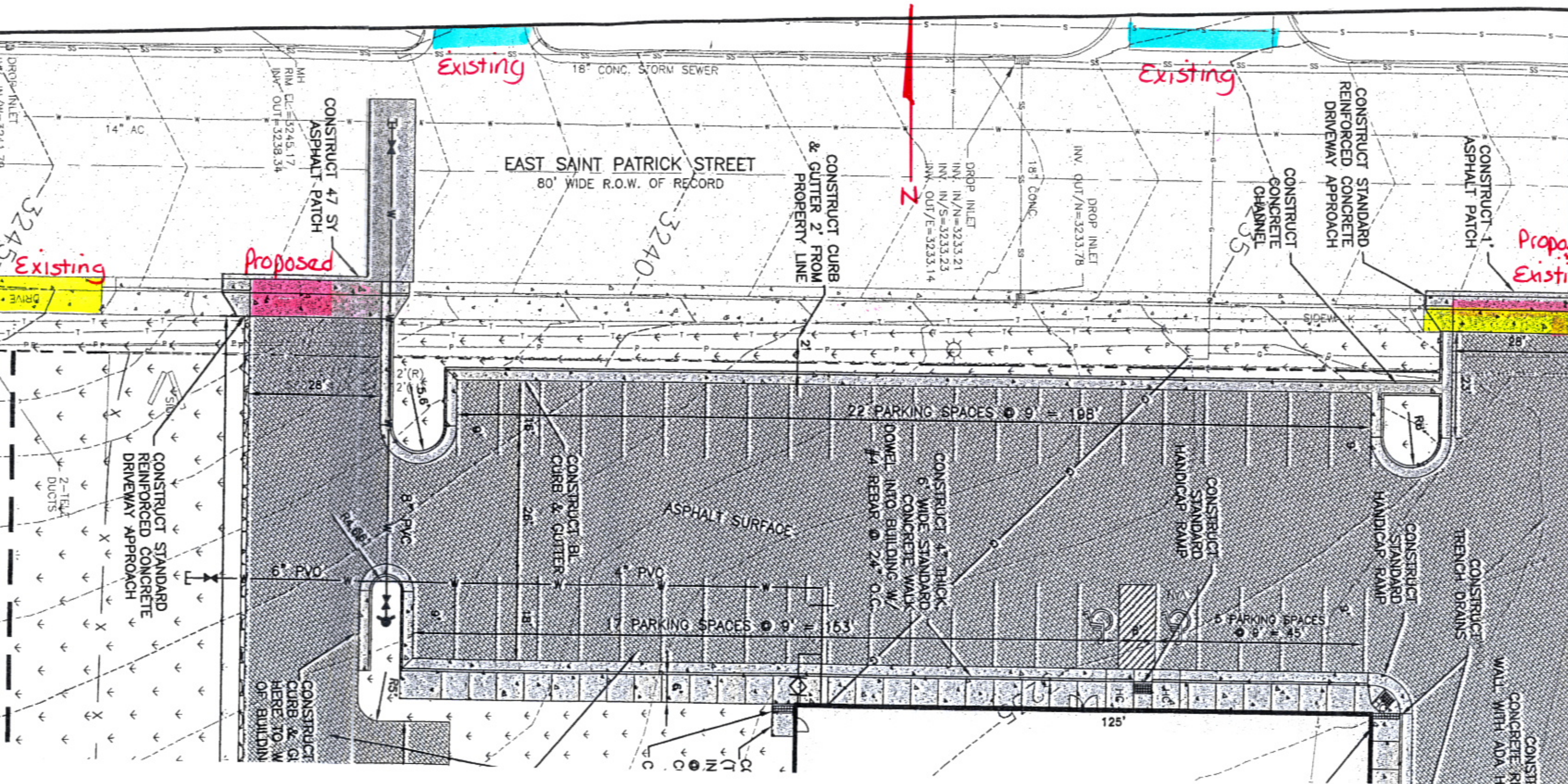
Denied
7/20/07
DATE

FILE #: 07EX066
ASSOCIATED FILE#: _____

RECEIVED Revised 9/12/06

JUL 13 2007

Rapid City Growth
Management Department



Existing

Existing

Proposed

Proposed Existing

Existing

EAST SAINT PATRICK STREET
80' WIDE R.O.W. OF RECORD

CONSTRUCT CURB
& GUTTER 2' FROM
PROPERTY LINE

CONSTRUCT STANDARD
REINFORCED CONCRETE
DRIVEWAY APPROACH

CONSTRUCT 1' ASPHALT PATCH

CONSTRUCT 47 SY ASPHALT PATCH

CONSTRUCT CONCRETE CHANNEL

22 PARKING SPACES @ 9' = 198'

17 PARKING SPACES @ 9' = 153'

5 PARKING SPACES @ 9' = 45'

ASPHALT SURFACE

CONSTRUCT STANDARD HANDICAP RAMP

CONSTRUCT STANDARD HANDICAP RAMP

CONSTRUCT TRENCH DRAINS

CONSTRUCT CONCRETE RAMP WALL WITH ADA COMPLIANCE

CONSTRUCT CURB & GUTTER HERE TO MATCH BUILDING

CONSTRUCT STANDARD REINFORCED CONCRETE DRIVEWAY APPROACH

2-TELL DUCTS

MH RIM EL.=3245.17 INV. OUT.=3238.34

DROP INLET INV. IN/N=3233.21 INV. IN/S=3233.23 INV. OUT/E=3233.14

DROP INLET INV. OUT/N=3233.78

14" AC

18" CONC. STORM SEWER

18" CONC.

3240

35

3245

125'

23'

28'

2'

5.6'

8" PVC

26'

4" PVC

6" PVC

18'

CONSTRUCT BL. CURB & GUTTER

CONSTRUCT 4" THICK 6" WIDE STANDARD CONCRETE WALK DOWEL INTO BUILDING W/ #4 REBAR @ 24" O.C.

DROP-INLET

DRIVE

SIDEWALK

RAOBI

RSI

IN

CON