



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

Todd Peckosh, Project Manager
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4157
Fax: 605-394-6636
e-mail: todd.peckosh@rcgov.org

MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Todd Peckosh, P.E., Project Manager *TP*

DATE: September 19, 2007

RE: Request for Exception to allow reduced visitor parking.
LaVilla Vista Place (07PL090)

A request was submitted on September 10, 2007 requesting an exception to Section 7.2 of the Street Design Criteria, to allow reduced visitor parking from 49 to 37 stalls.

Section 7.2 states that common-use visitor parking for residential uses be provided at a rate of one stall per dwelling. The visitor parking for LaVilla Vista Place is proposed to be on-street parking in the new Philadelphia Street. The new Philadelphia Street is proposed to be built with 32 feet of pavement, which provides parking on one side only, and will not provide the required parking for the proposed development. Collector streets are required to be built with 76 feet of Right-of-Way and 40 feet of pavement in order to provide adequate on-street parking on both sides. In the event the applicant demonstrates the ability to provide all of the necessary parking on one side of the street, they are often allowed to build the street with 32 feet of pavement and 68 feet of Right-of-Way. The applicant has indicated inadequate visitor parking, and has also asked for a variance to reduce the Right-of-Way from 68 feet to 54.6 feet. The developer can provide the required amount of parking by reconfiguring the site in such a way to provide additional visitor parking within the development, or by constructing the new Philadelphia Street with parking on both sides.

Staff Recommendation: Staff recommends denial of the request to reduce visitor parking.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER