



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

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MEMORANDUM

TO: Public Works Committee

Cc: File 07EX154

FROM: Mary Bosworth, PE, Engineering Project Manager

DATE: January 29, 2008

RE: Appeal of Denial of Request to allow a commercial driveway approach opening width greater than 28' off Haines Avenue, Tract C-2 (Proposed Convenience Store), McMahon Subdivision

A request was submitted by Dream Design International, Inc. on January 4, 2008, to allow a commercial driveway opening width of thirty-six feet (36') in lieu of the maximum allowed commercial driveway opening width of twenty-eight (28') for a proposed approach off Haines Avenue. The request is associated with Planned Commercial Development No. 07PD098 for a convenience store and gas station. The referenced property is located on the north side of Kathryn Avenue and west of Haines Avenue. The site plans show two proposed driveways, with one driveway located on each side of the property. *(Note Associated Exceptions: 07EX153 for a thirty-six foot (36') driveway opening width was previously approved for Kathryn Avenue on January 7, 2008; 07EX154 for a thirty-six foot (36') driveway opening width was previously denied for Haines Avenue on January 7, 2008.)*

Section 8.2.1.B of the City of Rapid City Street Design Criteria Manual states: "In commercial and industrial areas, the driveway openings shall not be less than sixteen feet (16') in width and no more than twenty-eight feet (28') in width, exclusive of the taper." The requested driveway width of thirty-six feet (36') exceeds the maximum allowable width by approximately 29 percent. The proposed driveway approach off Haines Avenue will intersect an existing eight foot (8') pedestrian sidewalk/bikepath. *(Note: There is not a sidewalk on the opposite (east) side of Haines Avenue.)* The site of the convenience store is located adjacent to existing residential neighborhoods and there is a proposed school and park site west of the site. As this area continues to develop, it is anticipated there will be an increase in pedestrian traffic using the sidewalk/bikepath. In addition, there will be adequate access to the site off Kathryn Avenue. Driveway approach widths in excess of the maximum allowable width present safety hazards for pedestrian traffic and will not provide safe and orderly vehicle access to and from this property.

Staff Recommendation: Staff recommends denial of the request to allow a commercial driveway opening width in excess of the maximum allowed driveway width.



EQUAL OPPORTUNITY EMPLOYER