



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department
300 Sixth Street

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January 4, 2008

Ms. Renee Catron-Blair
Dream Design International, Inc.
528 Kansas City Street, Suite 4
Rapid City, SD 57701

Re: McMahon Subdivision, Tract C-2 (Proposed Convenience Store)
07EX155 - Request for Exception to Access Higher Traveled Street Frontage on Haines Avenue

Dear Ms. Catron-Blair:

The Request for Exception to Section 8.2.1.I of the City of Rapid City Street Design Criteria Manual, to allow access on the higher traveled street frontage is denied. Section 8.2.1.B states that if a property has frontage on more than one street, access will be permitted only on the less traveled street frontage.

In summary your request for Exception is:

- To allow a driveway approach to access higher traveled street frontage along Haines Avenue.

The proposed development site has street frontage on Haines and Kathryn Avenues. Per the current Major Street Plan, Haines Avenue is classified as a principal arterial and Kathryn Avenue is classified as a local street. The site plan shows an approach corner clearance of 115'. Per the SDCM Section 8.2.3, the minimum approach corner clearance required is 170' (Figure 8-1: Arterial street, speed limit 40 mph, stop sign intersection). In addition, the driveway approach will intersect an existing eight foot (8') pedestrian sidewalk/bikepath. *(Note: There is not a sidewalk on the opposite side of Haines Avenue.)* The proposed development site 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 along Haines Avenue. A driveway approach onto Haines Avenue increases potential for safety hazards for pedestrian traffic.

The denial of this exception request may be appealed to the City Council by requesting it be placed on the next Public Works Committee agenda. Please contact the Growth Management Department if you desire to appeal. The City Council has final approval of exception requests.

Sincerely,

Mary Bosworth, P.E.
Engineering Project Manager

Cc: Files



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