



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

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MEMORANDUM

TO: Public Works Committee

Cc: File 08EX007

FROM: Mary Bosworth, PE, Engineering Project Manager

DATE: February 26, 2008

RE: Appeal of Denial of Request to allow a commercial driveway approach opening width greater than 28' off East North Street, Proposed Auto Zone

A request was submitted by Fisk Land Surveying & Consulting Engineers, Inc. on February 5, 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 East North Street. The request is associated with a building permit application for Auto Zone located at 414 East North Street. The referenced property is located northwest of the intersection of East North Street and Racine Street.

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. East North Street is classified as a principal arterial on the Major Street Plan. There is a five foot (5') curb side sidewalk located on the north side of East North Street (south of the proposed Auto Zone). There are motels and restaurants located along East North Street in addition to residential neighborhoods located north and south of the site. This creates a fair amount of foot traffic along East North Street. 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.



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