



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

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TO: Public Works Committee

FROM: Karley Halsted, P.E.
Engineering Project Manager
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DATE: April 3, 2009

RE: Appeal of denial for an exception to allow driveway spacing less than 35'
Lots 27-32 & south 50' of Lots 1-4 Green Acres Addition
PIN 2034361008, 2034361011 – Exception File No. 09EX034

A request was submitted by Lyle Henriksen, Henriksen Inc., on February 11, 2009 for an exception to allow a driveway on St. Onge Street closer than 35 feet from an adjacent driveway. This request is associated with a building permit for Big D Oil. Proposed plans include a convenience store addition to the service station located at 3010 W. Main Street.

The City of Rapid City Street Design Criteria Manual states in Section 8.2.2, the distance between adjacent driveways approaches must be sufficient to allow vehicles to safely queue, accelerate, decelerate and cross conflicting traffic streams without excessive interference with through traffic or traffic using adjacent driveways. On low volume, low speed streets a minimum spacing of 35 feet is acceptable. However in residential and commercial areas, approaches serving separate but adjacent parcels shall be separated by a minimum of 5 feet of full vertical curb.

Although this driveway will be separated by 20 feet from the alley driveway approach, the curb is rolled and does not allow access control. At this time there is no plan for vertical curb to be installed between the driveways.

Staff recommends denial of the exception to allow driveway spacing less than 35 feet. However, staff is supportive of allowing the 20 foot proposed separation if the driveways are separated with full vertical curb, per the Street Design Criteria Manual.

Staff Recommendation: Staff recommends approval of the exception to allow the proposed 20 foot driveway spacing with the stipulation that the driveways are separated with full vertical curb.



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