

Variance for Access Write Up

The variance requested is a variance for access, to reduce clearance and pavement width requirements.

The existing property (boundary shown on Map V1) is adjacent (for potential access purposes) to Cambell Street (an arterial street) and Sioux Avenue (an industrial street).

The Rapid City Street Criteria Manual and Major Street Plan indicate the following requirements for arterial and industrial street access easements:

Arterial Street: Minimum 100' right-of-way with a minimum 36' wide pavement with curb, gutter, street light conduit, water and sewer, and sidewalk.

Industrial Street: Minimum 59' easement/right-of way and a minimum 26' wide paved surface with curb, gutter, street light conduit, water and sewer, and sidewalk.

Cambell Street:

Cambell Street is a City arterial street. As shown on the sketch plat, Cambell Street has a 100-foot right-of-way and a pavement width of 54 feet, and curb and gutter. There is presently no sidewalk on Cambell Street. It is a state highway and foot traffic is limited for safety reasons, especially in the area of the Cambell Street overpass. Cambell Street is built to City and State specifications. Street lights along Cambell Street are shown on Map V1. Street light spacing is about 200 feet. Cambell Street cannot be accessed from the north end of the property boundary because at this location the street is on an elevated overpass. The property for which the variance is being requested has existing water and sewer service. There is a 10-foot existing water line easement from the main line onto the property (shown on sketch plat). Additional water and sewer service is not needed because these utilities are already present on the site and surrounding properties.

Sioux Avenue:

Sioux Avenue is a City industrial street. As shown on the sketch plat, Sioux Avenue has a 45-foot right-of-way northwest of the Cambell Street overpass and a 30-foot right-of-way southeast of the overpass. This is less than the 59-foot minimum required. A variance will be required to waive this requirement. Justification for a variance for this discrepancy includes that the road has limited traffic and use and that no other easements are available. The property for which the variance is requested has a private exclusive easement for access along Sioux Avenue (see attached Access and Utility Easement #021399). The existing easement for the north portion of Sioux Avenue is shown on the attached document, Plat of Tract A of the Nash Finch Subdivision.

Sioux Avenue has a pavement width of 21 feet. A variance will be required to waive this requirement. Justification for a variance for this discrepancy includes that the requirement is not necessary for the type and amount of traffic that the street maintains. The layout plat for the property in question is being completed in an effort to clear up the title and transfer the property ownership to fulfill the goals of Rapid City Economic Development. The request for variance does not propose any change in the density of lots present along the street or the use of property along the street.

Sioux Avenue does not have curb and gutter. A variance will be required to waive this requirement. Justification for a variance for this discrepancy includes that existing drainage can accommodate flows.

There is presently no sidewalk on Sioux Avenue. Sidewalk will be designed and shown on construction plans at the time a building permit is submitted, if a variance for sidewalk installation cannot be obtained. A variance will be required to waive the sidewalk requirement. Justification for a variance for this discrepancy includes that there is limited foot traffic in this industrial park area and that foot traffic is discouraged in areas where large equipment is present. Also, the property for which the variance is being requested is located adjacent to a railroad area. It is wise to discourage foot traffic near or along railroad tracks. The constructed asphalt road is lot located within the access easement (which runs along the west side of the property, but is instead constructed partially on the property lot. The location for a proposed sidewalk, based on the location of the access easement, is shown on the sketch plat. The proposed sidewalk does not line up with the location of the existing street.

The property for which the variance is being requested has existing water and sewer service. There is a 10-foot existing water line easement from the main line onto the property (shown on sketch plat). Additional water and sewer service is not needed because these utilities are already present on the site and surrounding properties.

No street lights are located along Sioux Avenue (see Map V1). A variance will be required to waive the street light requirement. Justification for a variance for this discrepancy includes that there are street lights on Cambell Street and E. St. Joseph Street and private lighting on the Nash Finch building and on the railroad property. The lighting provides indirect lighting to Sioux Avenue, which has limited traffic use.