



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

Ted Johnson, Engineering Project Manager
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4157
Fax: 605-394-6636
e-mail: ted.johnson@rcgov.org

June 16, 2010

Mr. Mark Mollers
Mollers Limited Partnership
3521 Park Drive
Rapid City, SD 57702

Re: Request for Exception to allow access to higher traveled street (Lacrosse St.)
Proposed Lot 3, Eastbrooke Subdivision, (formerly Lots 1 – 21 and vacated Alley of Block 1 of Brennen & Sweeney Addition of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, T1N, R8E; Tract B of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, T2N, R8E, BHM, Pennington County, Rapid City, SD.

Dear Mr. Mollers:

The Request for Exception to Section 8.2.1.I of the City of Rapid City Street Design Criteria Manual, to allow a driveway access to the higher traveled Lacrosse Street for the proposed Lot 3 of the proposed Eastbrooke Subdivision is denied.

The City of Rapid City Street Design Criteria Manual, Section 8.2.1, paragraph I, states: *"If a property has frontage on more than one street, access will be permitted only on the less traveled street frontage, where standards can be met. If a property cannot be served by an access point meeting these standards, the Engineer shall designate access points based on traffic safety, operational needs, and in conformance with the requirements of this policy."* Proposed Lot 3 currently has approximately 180 feet of street frontage along Racine Street. Additionally, access to LaCrosse Street from this parcel is severely limited due to the required corner clearance from Omaha Street, site and street topography, existing retaining wall and high volume of traffic on LaCrosse Street. The Request for Exception, as submitted, does not show any location for the proposed driveway access nor does it include any plans, site layout or other information regarding proposed development of this parcel, internal circulation, traffic generation, or related data.

Based on the information provided, it cannot be determined where or if a driveway access on to LaCrosse Street is warranted, or what the impact on traffic flows, turning movements and vehicle and pedestrian safety may be. The current Request for Exception to allow a driveway access on to LaCrosse Street is denied but you may submit a new request at a future time when a site specific master plan, development plan, traffic circulation and generation data or other relevant information is available for review and consideration. Allowing the future submittal of a Request



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Mollers Limited Partnership

June 16, 2010

Page 2

for Exception, or consideration of such request by City, shall in no way be construed as a commitment to or approval of a future driveway access from this parcel on to LaCrosse Street.

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,

Ted Johnson
Engineering Project Manager
Growth Management Department

Cc: Hani Shafai, Dream Design Int., Inc.