



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

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MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Brandon Quiett, Engineering Project Engineer

DATE: September 23, 2013

RE: **Appeal the denial of exception 13EX197 – waive the requirement to install curb & gutter, sidewalk, streetlight conduit, water and sewer for the shared driveway easement**

The SW1/4 of the SW1/4 and the SE1/4 of the SW1/4 Lying South of Lot H2 and Lot P2 excepting there from the east 480' of the SE1/4 of the SW1/4 and excepting there from Moon Meadows Estates and Less Right-of-way, all located in Section 28, T1N, R7E, BHM, Pennington County, South Dakota

On August 19, 2013, eight (8) exception requests were submitted to the Public Works Department to waive the requirement for subdivision improvements related to the proposed Dunsmore Subdivision. The developer's proposed subdivision plan is to divide a 40 acre parcel of land into seven (7) lots. All eight exception requests were denied by Staff on August 28, 2013. On September 10, 2013, the applicant notified City staff of their desire to appeal the denials to City Council pursuant to the City of Rapid City Municipal Code Chapter 16.08.010.F.

BACKGROUND: The property in question is located outside of the City limits within the City's three (3) mile platting jurisdiction, in Pennington County, approximately 1000' from the current Rapid City limits. This property is bordered by four (4) principal arterial streets identified on the City's Major Street plan: Sheridan Lake Road on the north, Dunsmore Road on the west, Moon Meadows Drive on the south, and a future principal arterial street on the east. The Sheridan Lake Road area has been within the top three regions of single family residential growth within the Rapid City metropolitan area for the past five years. Approximately 1/3 of the western portion of this property is identified as commercial in the City's future land use plan.

Within the City of Rapid City the majority of new public infrastructure is installed through enforcement of the Subdivision Regulations in Chapter 16 of Rapid City Municipal Code. When subdividing property the developer is required to construct improvements as identified in the City's comprehensive plan in order to

accommodate the street and infrastructure needs for the proposed subdivision, and for future growth of the City.

13EX197 – waive the requirement to install curb & gutter, sidewalk, streetlight conduit, water and sewer for the shared driveway easement

No design information for the shared access easement was submitted with the preliminary subdivision plan. Once a reasonable alternative to full City street design is submitted, and meets the utility layout requirements of the IDCM, this exception request may be reconsidered. At this time with no reasonable alternative proposed, staff must recommend denial of the exception request.

Staff Recommendation: Staff recommends denial of the appeal in order to allow the applicant to propose a reasonable alternative to the street requirements, which meets minimum utility and pavement design standards.