

REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS

COPPER RIDGE APARTMENTS
PROJECT STREET & UTILITY IMPROVEMENTS GOLDEN EAGLE DR. WEST OF PROMISE RD

DATE: 12 MAY 2015 SUBMITTED BY: JOHN SAMUELSON - COPPER RIDGE, LLC

PIN #: 2038 PROMISE ROAD RAPID CITY, SD 57701

LEGAL DESCRIPTION: S. 495' NE 1/4 SE 1/4 AND SE 1/4 SE 1/4 (EX LOT 1 BENDERT SUBD.) SEC 22-T10N-R07E OF BLACK HILLS MERIDIAN RAPID CITY, PENNINGTON COUNTY, SD

EXCEPTION REQUESTED: SECTION 16.08 STD / CRITERIA / REG REGULATIONS

DESCRIPTION OF REQUEST: REQUESTING AN INDEFINITE DELAY IN CONSTRUCTING STREET & UTILITY IMPROVEMENTS NW OF DRIVEWAY ACCESS TO COPPER RIDGE APARTMENTS ON GOLDEN EAGLE DR. ADJACENT TO PROPOSED TR 1.

JUSTIFICATION:

(Please use back of sheet if additional room is needed) GOLDEN EAGLE DRIVE SERVES ONLY PROPERTY OWNED BY COPPER RIDGE, LLC AND IS NOT NEEDED FOR ACCESS AT THIS TIME.

SUPPORTING DOCUMENTATION:

Yes No

PROPERTY OWNER'S SIGNATURE**:

John Samuelson

DATE: 5-13-2015

**Or Agent, if previously designated by the Owner in writing.

FOR STAFF ONLY

STAFF COMMENTS: Golden Eagle Drive is identified as a proposed Collector Street on the City's Major Street Plan. Extension of Golden Eagle Dr. and related utilities is needed to serve developable areas immediately west of proposed Tract 1.

STAFF RECOMMENDATION: Deny The extension of Golden Eagle Dr. is required per the City's subdivision requirements, the City's Master Transportation plan and the Applicant's master development plan.

REVIEWED BY: *Tad T. Johnson*

DATE: 5-27-15

AUTHORIZATION:

APPROVED

DENIED

COMMUNITY PLANNING DIRECTOR

Brett C. Jimenez

DATE

5/27/2015

APPROVED

DENIED

PUBLIC WORKS DIRECTOR*

Steve K. ...

DATE

5/27/15

FOR

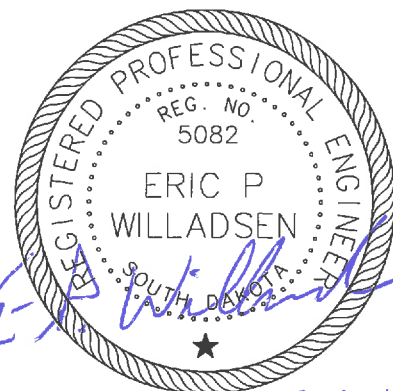
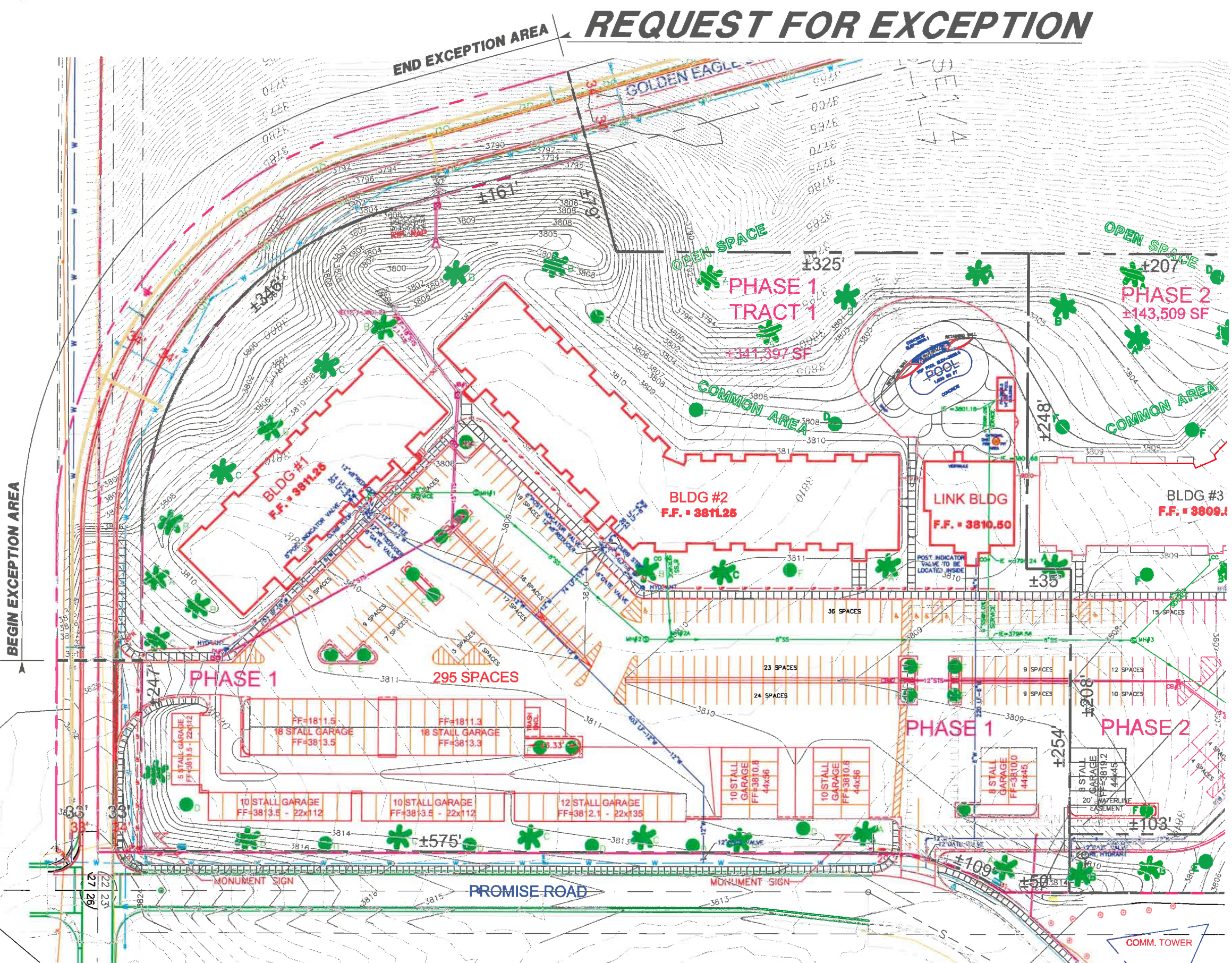
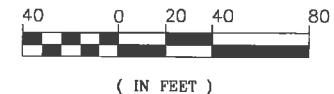
FILE #: 15 EX 064

Revised 03/22/

ASSOCIATED FILE#: 15 PH 032

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5434.

REQUEST FOR EXCEPTION



12 MAY 2015

I, ERIC P. WILLADSEN, P.E., HEREBY ACKNOWLEDGE THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.
eric.wle@midconetwork.com

| | |
|------------|-------|
| REVISIONS: | DATE: |
| | |
| | |
| | |

WILLADSEN LUND ENGINEERING
 902 SOUTH CLEVELAND AVENUE
 SIOUX FALLS, SOUTH DAKOTA 57103
 www.willadsenlund.com
 (605)338-6950

OWNER: **COPPER RIDGE, LLC**

**COPPER RIDGE
PLANNED DEVELOPMENT**

| | | |
|--------------|----------|-------|
| PROJECT No.: | 2011-069 | SHEET |
| DRAWN BY: | TWL | 1 |
| APPROVED BY: | EPW | |
| DATE: | MAY 2015 | |

15 PLO32
Dec by 5-28
Exp 8-2



WILLADSEN LUND ENGINEERING CORPORATION

902 S. CLEVELAND AVENUE SIOUX FALLS, SOUTH DAKOTA 57103 USA
(605) 338-6950 www.willadsenlund.com e-mail eric@willadsenlund.com

March 12, 2015

Ted Johnson, P.E.
Public Works Dept.
300 Sixth Street
Rapid City, SD 57701

Reference: Copper Ridge Apartments
Request For Exception to Rapid City Design Standards/Criteria/Regulations

Dear Ted:

On behalf of Copper Ridge, LLC I would respectfully request your consideration for this Request For Exception for the Copper Ridge Apartment Project. As per our meeting on May 7th we are requesting an exception to construct street and utility improvements from the west end of the apartment driveway access on Golden Eagle Drive to the end of the proposed Tract 1 plat. I have included an exhibit for your review.

If you have questions or will require additional information please let us know.

Thank you for your consideration.

Respectfully submitted,

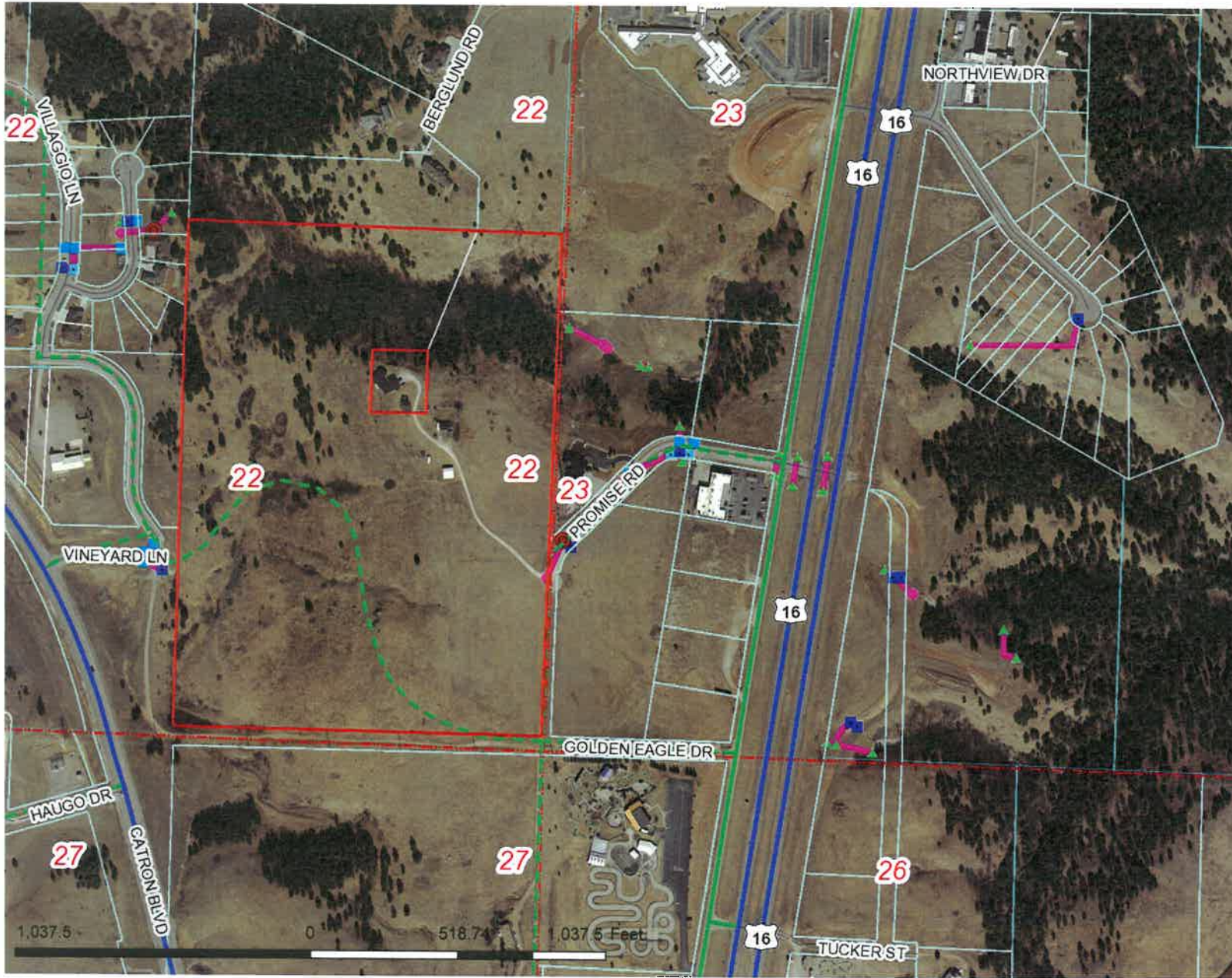
Eric P. Willadsen, P.E.

WILLADSEN LUND ENGINEERING

RECEIVED

MAY 13 2015

**RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES**



Legend

- Major Street Plan**
 - Collector
 - Minor arterial
 - Principal arterial
 - Proposed collector
 - Proposed minor arterial
 - Proposed principal arterial
- Roads**
 - Interstate
 - US highway
 - SD highway
 - County highway
 - Main road
 - Minor arterial
 - Collector
 - Ramp
 - Paved road
 - Unpaved road
 - FS Highway
 - Driveway
 - Paved Alley
 - Unpaved Alley
 - Unimproved road
 - Trail
 - Airport Runway
 - Not yet coded
- Township/Section Lines**
 - 0
 - 7
- Tax Parcels**
 - Lot Lines
 - <Null>
 - Lot Line
 - Parcel Line
- County Line
- Storm Drain Manholes
- Storm Drain Junction Boxes
- Storm Drain Inlets**
 - AREA
 - B
 - C
 - E10
 - E5
 - S
 - Unknown
- Storm Drain Edge Drains**
- Storm Drain FES**
- Storm Drain Flap Gates
- Storm Drain Channels**
 - Box culvert
 - Double box culvert
 - Grass
 - Grass and trickle pan
 - Open concrete
 - Unknown
- Storm Drain Pipes**
 - <all other values>
 - CMP
 - PVC
 - RCP - arched
 - RCP - round



Map Notes:

DISCLAIMER: This map is provided 'as is' without warranty of any representation to accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the map, including the fact that the data used to create the map is dynamic and is in the constant state of maintenance, correction, and update. This document does not represent a legal survey of the land. There are no restrictions on the distribution of printed Rapid City/Pennington County maps, other than the City of Rapid City copyright/credit notice must be legible on the print. The user agrees to recognize and honor in perpetuity the copyrights and other proprietary claims for the map(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: www.rcgov.org

May 27, 2015

Mr. John Samuelson
Copper Ridge, LLC.
2038 Promise Road
Rapid City, SD 57701

Re: Request for Exception to Rapid City Municipal Code Section 16.08 for an indefinite delay in constructing street and utility improvements northwest of driveway access to Copper Ridge Apartments on Golden Eagle Drive adjacent to proposed Tract 1.
Proposed Tract 1 of Copper Ridge Subdivision, SE¼ Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

Dear Mr. Samuelson,

The Request for Exception to Rapid City Municipal Code Section 16.08 for an indefinite delay in constructing the street and utility improvements in Golden Eagle Drive northwest of driveway access to Copper Ridge Apartments for the referenced project is denied.

Sections 16.08 and 16.16 of the Municipal Code requires the extension of street and utility improvements within and adjacent to a subdivision as required to address public safety, transportation and utilities. The City's Major Street Plan shows the extension of Golden Eagle Drive through your property and adjacent to proposed Tract 1 as indicated on your master development plan. In accordance with the Municipal Code requirements and the Major Street Plan, Golden Eagle Drive adjacent to proposed Tract 1 needs to be constructed, or the improvements otherwise guaranteed, prior to final platting. Delaying construction of the required improvements indefinitely is not an acceptable option.

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 Public Works Engineering Department if you desire to appeal. The City Council has final approval of exception requests.

Sincerely,

City of Rapid City

Ted Johnson
Project Manager

Cc: Eric Willadsen, Willadsen Lund Engineering. Files



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER