

STAFF REPORT

January 4, 2001

**#00DU002 - Covington Street and Knox Street
Reconstruction**

ITEM 35

GENERAL INFORMATION:

PETITIONER	Pennington County Highway Department
REQUEST	#00DU002 - Covington Street and Knox Street Reconstruction
LEGAL DESCRIPTION	Request for a determination that the proposed Covington Street and Knox Street reconstruction meets the adopted Comprehensive Plan
REPORT BY	Bill Lass

RECOMMENDATION: Staff recommends that the Rapid City Planning Commission find that the proposed reconstruction of Covington Street and Knox Street is consistent with the adopted Comprehensive Plan subject to the following conditions:

Engineering Division Recommendations:

1. That a ten foot wide bike path be installed on the west side of the roadway;
2. Street lighting conduit be installed as per City standards; and,

Pennington County Air Quality Office Recommendations:

3. An Air Quality Permit shall be obtained prior to commencing any construction activities.

GENERAL COMMENTS: The applicant is proposing to reconstruct a portion of Covington Street located in Rapid Valley. The portion to be reconstructed lies between Raven Street on the south and Twilight Drive on the north. The roadway is a County roadway located within Rapid City's three-mile platting area. The street is to be reconstructed from a two-lane roadway to an urban-section roadway with a center turning lane, curb and gutter, and sidewalks on both sides of the roadway. The portion of Covington Street to the south has already been improved to this urban-section standard.

The proposed project also includes the realignment of Knox Street which runs east/west and intersects with Covington Street at the south end of the reconstruction project. The current intersection of Knox Street is off-set approximately one hundred feet to the north of the intersection of Haven Street and Covington Street (see attached drawing). As part of the proposed project, Knox Street and the intersection of Knox Street and Covington Street will be relocated approximately one hundred feet further to the south so as to align with the Haven Street intersection. The new Knox Street alignment will run through a portion of an existing parking lot for the Rapid Valley Elementary School. As part of the reconstruction project, a new parking lot will be constructed for Rapid Valley Elementary School on the north side of Knox Street. Also, a portion of the existing Hawthorn Ditch will be piped underneath the new parking lot.

STAFF REPORT

January 4, 2001

**#00DU002 - Covington Street and Knox Street
Reconstruction**

ITEM 35

In accordance with Chapter 11-6-19 of South Dakota Codified Law, Pennington County must receive the review of the Rapid City Planning Commission prior to initiating any roadway construction projects within the three-mile platting area.

STAFF REVIEW: Staff has reviewed this proposed reconstruction of Covington Street and Knox Street and finds that the proposed reconstruction is in compliance with the City's Comprehensive Plan subject to two primary conditions.

Bike Path: The Engineering Division and Transportation Planning Division have noted that the adopted Elk Vale Neighborhood Future Land Use Plan identifies a bike path on the west side of Covington Street. In addition, a bike path plan was prepared for Rapid Valley at the request of the Pennington County Commission in 1995. This bike path plan identifies a bike path along the west side of Covington Street. Therefore, Staff is recommending that a ten foot wide bike path be constructed as part of this project. The plans currently submitted by the County identify a five foot wide sidewalk on either side of Covington Street with a three foot wide grass strip separating the sidewalks from the curb and gutter. The plans do not reflect a bike path. City Staff is recommending that the ten foot wide bike path be required as part of this project.

Street Light Conduit: According to the City's Street Design Criteria Manual, street lighting conduit must be installed as part of any road construction. In order to comply with this Standard, Staff is recommending that the conduit be installed as part of the reconstruction project.