

STAFF REPORT
September 10, 2009

No. 09SR078 - SDCL 11-6-19 Review to relocate a pedestrian crosswalk **ITEM 24**

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	No. 09SR078 - SDCL 11-6-19 Review to relocate a pedestrian crosswalk and to modify driveways
EXISTING LEGAL DESCRIPTION	Lot 1 of Tract C less Lot H1, Lot 2 of Tract C of Rapid City Regional Hospital and the Fifth Street right-of-way adjacent to said Lots 1 and 2 of Tract C, Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.25 acres
LOCATION	2805 and 2905 Fifth Street
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Office Commercial District
South:	Office Commercial District
East:	General Commercial District (Planned Commercial Development)
West:	General Commercial District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/17/2009
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the SDCL 11-6-19 Review to relocate a pedestrian crosswalk and to modify driveways be approved.

GENERAL COMMENTS:

The applicant has submitted a SDCL 11-6-19 Review to relocate a pedestrian crosswalk crossing 5th Street located west of the Rapid City Regional Hospital. In particular, the applicant is proposing to relocate the crosswalk approximately 80 feet from its current location and provide a raised island in the center turn lane. In addition, a signal with mast arms and lights will be installed.

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As a result of the new location of the crosswalk, modifications to the Black Hills Pediatrics driveway at 2905 5th Street and the Western Hills Professional Associates driveway at 2805 5th Street located along the west side of 5th Street are required. In particular, the Black Hills Pediatrics driveway will be widened to allow a dedicated egress left turn lane. In addition, the Western Hills Professional Associates driveway will be reconfigured with an island to prevent northbound traffic on 5th Street from entering the property. Instead, a driveway connection will be constructed between the two properties so that the northbound traffic can enter the Black Hills Pediatrics property to access the Professional Associates property.

The applicant has indicated that the crosswalk is being relocated as proposed in order to improve pedestrian safety between the properties along this section of 5th Street. In particular, pedestrians crossing 5th Street to access the various medical facilities along the street have complained that vehicles in the outside lanes do not see pedestrians within the crosswalk when vehicles are stopped within the inside lanes. In considering the new location for the crosswalk, the applicant has indicated that driveway locations, approach spacing as well as stacking from the intersection of 5th Street and Fairmont Boulevard were considered. The construction is proposed to be completed by December, 2009.

South Dakota Codified Law 11-6-19 states that "...whenever any such municipal council has adopted a comprehensive plan, then no street, park, or other public way, ground, place, space, no public building or structure, no public utility, whether publicly or privately owned, if covered by the comprehensive plan or any adopted part thereof, shall be constructed or authorized in the municipality or within its subdivision jurisdiction until and unless the location and extent thereof shall have been submitted to and approved by the Planning Commission". The request to relocate the crosswalk and to modify the driveways are all public improvements. In addition, the property is identified within the area covered by the Rapid City Comprehensive Plan requiring that the improvements be reviewed and approved by the Rapid City Planning Commission.

STAFF REVIEW:

Staff has reviewed the SDCL 11-6-19 Review and has noted the following considerations:

Construction Plans: Staff has reviewed the construction plans and noted minor red line comments to be addressed. The applicant has subsequently addressed all of the red line comments as required. As such, staff recommends that the SDCL 11-6-19 Review to relocate the crosswalk and modify the driveways as proposed be approved.

Permits: Due to the scope of the project, an Air Quality Permit is not needed. However, a Permit to Work in the Right-of-way must be obtained prior to the start of construction.

The location and extent of the proposed crosswalk relocation and driveway modifications are consistent with the adopted Comprehensive Plan and the related regulations. As such, staff recommends that the SDCL 11-6-19 Review be approved.