



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

300 Sixth Street

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MEMORANDUM

TO: Public Works Committee

CC:

FROM: Growth Management Department *EJF*

DATE: March 6, 2006

RE: Carpetmart Building Permit
Exception to the Street Design Criteria Manual (SDCM)

A request was submitted to our office on March 3, 2006 regarding the proposed Carpetmart addition at 2222 Mt. Rushmore Rd. The letter requests four exceptions to the Street Design Criteria Manual and I will address each of them separately.

- 1.) If exception #4 is granted, SDCM Section 8.2.1 (B) requires a maximum width of 28' on commercial and industrial approaches.
- 2.) The SDCM Section 8.2.1 (B) requires a maximum width of 28' on commercial and industrial approaches. This approach should be consistent with that requirement unless information is submitted showing truck turning radiuses would not be feasible with the 28' design.
- 3.) The SDCM Section 8.2.1 (H) requires that business establishments have only two approaches.
- 4.) The SDCM 8.2.3 and Figure 8-1 requires that the driveway be 115' from Meade Street and 85' from a local street, assuming the alley is considered a local street. It also states that at locations where the required corner clearances cannot be attained a minimum corner clearance of 50' shall be maintained. With 115' from Meade Street and 50' from the existing alley, the approach width would be only approximately 18' wide.



EQUAL OPPORTUNITY EMPLOYER

Fischer Furniture, Inc.



P.O. Box 523 1802 W. Main Rapid City, SD 57709 (605) 348-5100

March 2, 2006

City of Rapid City
Public Works Department
Engineering Division
300 Sixth Street
Rapid City, SD 57701

Dear Sir or Madam:

The purpose of this letter is to request exceptions to three specific criteria of the Rapid City Street Design Criteria Manual in relation to the proposed Carpetmart addition. The property address and legal description are as follows:

2222 Mt. Rushmore Rd. in Rapid City
South Blvd. Subdivision, Block 16, Lots 17-24 and vacated part of Meade St.;
Rainbow Addition, Block 1, Lots 6-12

1. The first exception requested is from Criteria No. 8.2.1-B. We are requesting that a 30' minimum width be permitted for the entrance to the property off of Mt. Rushmore Rd. This street is busy, 5 lanes wide, and has a 35 M.P.H. speed limit at the location of the entrance. Traffic can be heavy at all hours during the day, but especially during rush hour and during tourist season. Additional width allowed for the entrance into property will lead to increased safety, both for cars pulling into the property from the street and for cars exiting the property onto the street. Additional width allows for increased maneuverability, visibility, and collision avoidance.
2. We are also requesting that a 40' minimum width be permitted for the east service entrance to the property off of Meade St. This entrance would service the warehouse operations of the property, and therefore the types of commercial vehicles utilizing this entrance will have need of a wider entrance, allowing for increased turning radius when transitioning from or to the street.
3. The second exception requested is from Criteria No. 8.2.1-H. We are requesting that 3 driveways (entrances) be allowed to service the property. Each driveway has a specific purpose and is important to both the business needs of the property and the safety of those using the site. The first entrance would be the main retail entrance off of Mt. Rushmore Rd. For optimal retail and accessibility reasons, this entrance is a necessity for the property. The second entrance would be a secondary customer parking lot access at the southwestern end of the property off of Meade St. This entrance would serve to relieve parking lot

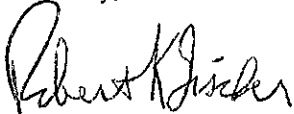
congestion. It would also allow cars to access the property from Meade St. without having to first turn right onto busy Mt. Rushmore Rd. Cars leaving the property would be able to access Meade St. without having to turn left across Mt. Rushmore Rd. Finally, the third entrance would be a service entrance at the southeast end of the property. This entrance would service the warehouses located behind the general retail operations, trash collection facilities, and employee parking. Although customers would be allowed to park in this area, it is primarily intended as a service entrance for the warehouse operations and employee parking. This entrance would allow separation between the commercial and retail traffic at the site. Furthermore, it would service the portions of the building that will be located at a lower elevation than the retail showrooms to the west.

4. The final exception requested is from the driveway minimum corner clearances requirement. We are requesting that the Mt. Rushmore Rd. driveway be allowed at a location slightly north of center on the block between Meade St. and the alley running to the north of the property. The position requested is shown on the attached site plan. This is for two reasons. First, a centrally located driveway would best and most safely service both of the businesses that will be operating on the site. Second, the north/south elevation of the property moves from highest on the south end to lowest on the north end. In order for the driveway to service the parking lot at an elevation close to that of the parking lot itself, keeping the driveway grade to a minimum is desirable. By locating the driveway slightly north of center on the west side of the property, the driveway will be kept at a reasonable and safe grade for service to the parking lot. Moving the driveway any further to the south would undesirably increase its grade, thus making it more difficult and impractical to use. As can be seen from the site plan, the driveway will still be located at a safe distance from both the alley on the north side of the property and from Meade St.

Each of the requested exceptions is based upon sound reasoning. Concern for both the safety of those using the property and for the success of the businesses located on the property has been taken into account. Furthermore, in regard to the driveways being requested, please keep in mind that we are proposing a change from the three driveways currently servicing the property off of Mt. Rushmore Rd. to only one 30' driveway. Similarly, the three existing driveways off of Meade St. would be reduced to only two entrances.

Thank you for your consideration in this matter.

Sincerely,



Robert K. Fischer
General Partner
Fischer Family Partnership