



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

300 Sixth Street

Emily Fisher, Project Manager
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4157
Fax: 605-394-6636
e-mail: emily.fisher@rcgov.org

MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Emily Fisher, Project Manager *EF*

DATE: April 5, 2006

RE: Exception to the Street Design Criteria Manual for 2507 E St. Patrick Street

Growth Management staff reviewed the requests for the exceptions to the Street Design Criteria Manual for the property located at 2507 E. St. Patrick Street and make the following recommendations in view of the fact that this is an existing approach:

1. Staff recommends approval for the exception to allow the south driveway approach to be a maximum width of 42 feet in lieu of a maximum width of 28 feet as per Section 8.2.1(B) of the Street Design Criteria Manual.
2. Staff recommends approval to reduce the minimum approach corner clearance from Sedivy Lane, along E. Saint Patrick Street from the required 230 feet as per Section 8.2.3 and Figure 8-1.
3. Staff also noted upon reviewing the plans that an exception would need to be granted for the access off of the higher order street. Staff recommends approval for the exception to allow access off of the higher order street as per Section 8.2.1(I) of the Street Design Criteria Manual.

These recommendations are based on the fact that this is an existing approach and the proposed use has a similar parking requirement as the current use, therefore not increasing traffic at this location.



EQUAL OPPORTUNITY EMPLOYER



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.
1022 Main Street • P.O. Box 8154 • Rapid City, SD 57709
Phone (605) 348-1538 • Fax (605) 341-1112 • E-mail: fiskls@midconetwork.com

April 5, 2006

Emily Fisher
Growth Management Department
City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Kritter Closet – 2507 East St. Patrick Street

Emily:

On behalf of applicant Glen Elshire, we would like to request exceptions to the Street Design Criteria Manual for the width (42') and location (proximity to intersection and access from primary street) of the existing approach that serves the property located at 2507 East St. Patrick Street and is legally described as Lot A of Blocks 3 and 4 of Rapid Valley Subdivision.

The approach has been in existence in this location for many years and is familiar to both users of the property and traffic on East St. Patrick Street. The proposed retail use area of the building (3,821 sf) is less than ½ of the total square footage of the building (11,034 sf) and as such traffic expectations will be much less than for full use of the building.

The proposed owner is working under limited time constraint for approval of his permit and your prompt consideration of this request is greatly appreciated.

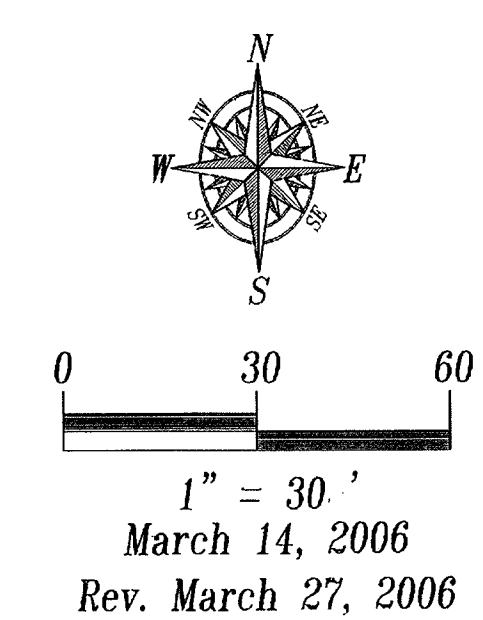
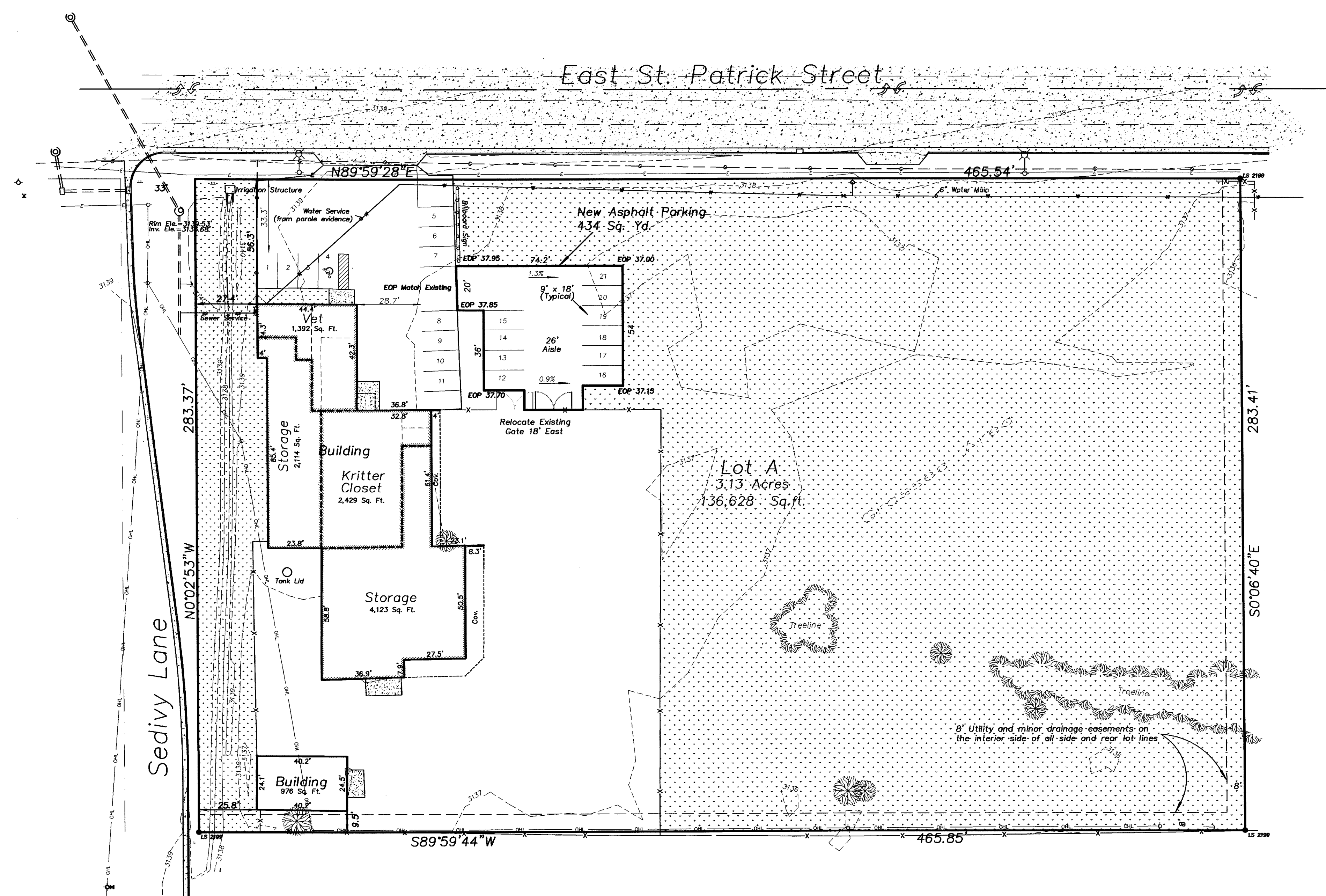
Thank you for your time and please do not hesitate to call if you have any questions.

Sincerely,
FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

Janelle L. Finck
President

jlf

revised



SURVEYOR'S NOTES

Utilities shown are from visual inspection, sketches provided by individual service providers and Utility Locates performed by South Dakota One Call.

LEGEND

- Sanitary Sewer Manhole (Unless noted)
- Fire Hydrant
- Water Valve
- Utility Pole
- Street Light
- Guy Wire
- Electric Meter
- Natural Gas Meter
- Sign
- Fence Line
- Underground Electric
- Overhead Utility Line
- Sanitary Sewer Line
- Water Main
- Natural Gas Line
- Found Survey Monument as noted
- Tree (Deciduous)

Landscape Points

Lot	136,640 Sq. Ft.
Building	10,053 Sq. Ft.
Required points	126,587 pts
10 Large Trees	20,000 pts
26 Medium Trees	26,000 pts
21 Small Trees	10,500 pts
9,493 Sq/yd Grass	+ 94,930 pts
TOTAL EXISTING	151,430 pts
Required points	- 126,587 pts
SURPLUS	24,843 pts

Engineer's Notes

Subject Property is located in Zone X as per FIRM Map
Community Panel Number 465420 0008 F
Effective Date - Map Revised February 16, 1996

New asphalt paving shown hereon sheet flows to the east onto existing grass field.

Asphalt paving section shall be 4" Asphalt over 4" Base Course over compacted subgrade unless a geotechnical report with paving recommendation is secured.

All disturbed, unpaved areas shall be sodded or seeded and watered in accordance with the City of Rapid City Standard Specifications for Public Works Construction - 2004 Edition - Revised.

Parking

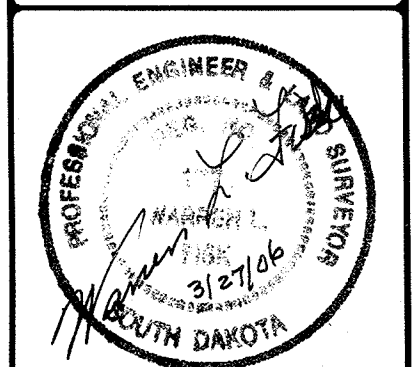
Medical (Vet Clinic)	1,392 sf	@	4/1,000	6 Spaces
Retail	2,429 sf	@	5/1,000	13 Spaces
Storage	7,213 sf	@	.25/1,000	2 Spaces
TOTAL REQUIRED PARKING				21 Spaces

Site Plan

Lot A of Blocks 3 and 4
of Rapid Valley Subdivision

Rapid City, Pennington County, South Dakota

Fisk Land Surveying
& Consulting
Engineers, Inc.



Date:	3/14/06
Surveyed by:	BL, DR, ML
Drawn by:	3/14/06 BL
Checked by:	RWF
Revisions	03-27-06
Project No.	02-08-06