



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

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, P.E., Project Manager *EF*

DATE: February 21, 2007

RE: Exception to the reduce the approach corner clearance from 85 feet to 10 feet.
Lot 1, Block 2, Rainbow Addition, and Tract A, Block 25, South Boulevard Addition, Rapid City, South Dakota

A request was submitted on February 14, 2007 requesting an exception to Section 8.2.3 of the Rapid City Street Design Criteria Manual to reduce the approach corner clearance from 85 feet to 10 feet.

Section 8.2.3 of the Street Design Criteria Manual states that the minimum corner clearances are shown in Figure 8-1 and shall be utilized for roadways having an operating speed of 35 mph or less. Figure 8-1 illustrates that 85 feet is required for an approach to the left of an intersection along an arterial road. The minimum corner clearances are established to control access onto City streets. Varying from these guidelines may cause an increase in crash potential, congestion, traffic interference, and reduced storage lengths for vehicles turning into approaches and streets.

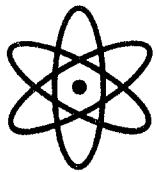
Mt. Rushmore Road is a state highway that has a high volume of traffic especially during the tourist season. A vehicle waiting to turn onto Mt. Rushmore Road from Meade Street may not anticipate a vehicle exiting the proposed approach, therefore resulting in increased crash potential. Congestion may also occur in the center turn lane as vehicles attempt to turn into different approaches within 10 feet of each other.

Staff Recommendation: Staff recommends denial of the request to reduce the minimum corner clearance from 85 feet to 10 feet.



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OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER



THE CENTURY COMPANIES

1301 OMAHA STREET, SUITE 207 • RAPID CITY, SD 57701 • (605) 343-7117

CENTENNIAL PROPERTIES, LLC • CENTURY BUSINESS PLAZA, LLC • CENTURY PROPERTIES, LLC • CENTURY MEDICAL PLAZA, LLC • DACOTAH PROPERTIES, LLC
CENTURY RESOURCES, INC • CENTURY DEVELOPMENT CO., INC. • CENTURY MOTELS, INC. • TURNAC GROUP, LLC

2-21-07

Emily Fisher

Growth Management Dept.
Rapid city. SD.

Dear Emily,

I would like to appeal the decision to deny us the access to Mount Rushmore Rd. for the new Smics Restaurant. We believe that since the approach was existing ~~and~~ for the Burger King and given that we have deleted the other two approaches that were on Mt. Rushmore Rd. we should have been allowed to keep the approach to the north near Meade St. Thanks Bob Brondt

**REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD AND CRITERIA**

PROJECT Sonic Drive-In Restaurant

DATE: 2/8/07 SUBMITTED BY: Fisk Land Surveying & Consulting Engineers

PIN #: 3711279001

LEGAL DESCRIPTION:

Lot 1, Block 2, Rainbow Addition, and Tract A, Block 25, South Boulevard Addition, Rapid City, South Dakota

EXCEPTION REQUESTED: SECTION 8.2.3 STANDARD/CRITERIA **Criteria**

DESCRIPTION OF REQUEST: Reduce Approach Corner Clearance

JUSTIFICATION: See Attached

SUPPORTING DOCUMENTATION: Yes No

STAFF COMMENTS: Per figure 8-1 of the SDCA, minimum clearance from curb to 25' curb line extension is 115'. I believe it is not a requirement to obtain an exception to access the higher order street. Access to route Street is not feasible due to the grade differences. The approach would not fit an Indiana this type of business would need both approaches.

STAFF RECOMMENDATION:

Recommend the approach to 14th. Rushmore Road be moved to be in accordance with Figure 8-1. Deny this Request to reduce corner clearances.

FEB 15 2007

BY: Ely J. J...

DATE: 2/16/07

AUTHORIZATION: APPROVED

DENIED

Robert J. Dominick
GROWTH MANAGEMENT DIRECTOR DSCC

2/19/07
DATE

Dale J. J...
PUBLIC WORKS DIRECTOR

2/19/07
DATE

FILE #: C-7EX006
ASSOCIATED FILE#: Building Permit

Attachment Document

**Request for Exception to
Rapid City Design Standard and Criteria**

Justification

The existing northerly approach at 2300 Mt. Rushmore Road (the previous Burger King site) will continue to be used by Sonic, with a slight shift to the south and with "Right Turn Only" onto Mt. Rushmore Road.

Please note that the previous facility had three approaches onto Mt. Rushmore Road and one approach on Indiana Street. Sonic will eliminate the two southerly approaches onto Mt. Rushmore Road and shift the northern approach to better align it with an approach across the street. The shift in the approach will improve the existing site condition and the closure of the other two approaches will reduce direct traffic onto Mt. Rushmore Road and re-direct the majority of traffic to Indiana Street.



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February 16, 2007

Fisk Land Surveying & Consulting Engineers
1022 Main Street
P.O. Box 8154
Rapid City, SD 57709

Re: Sonic Drive-In Restaurant
Request for Exception

Dear Mr. Fisk:

The Request for Exception for an exception to waive the requirement to provide the minimum corner clearance for the approach located adjacent to Mt. Rushmore Road is denied. The City of Rapid City Street Design Criteria Manual, Section 8.2.3 and figure 8-1 requires an 85 foot corner clearance from Meade Street at this location. This requirement is for the safety of drivers in this vicinity.

Any applicant that disputes the denial of an exception may appeal such denial. The appeal will be placed on the next Public Works Committee agenda. The City Council will have final approval of whether or not to grant an exception that has been appealed.

Sincerely,

CITY OF RAPID CITY

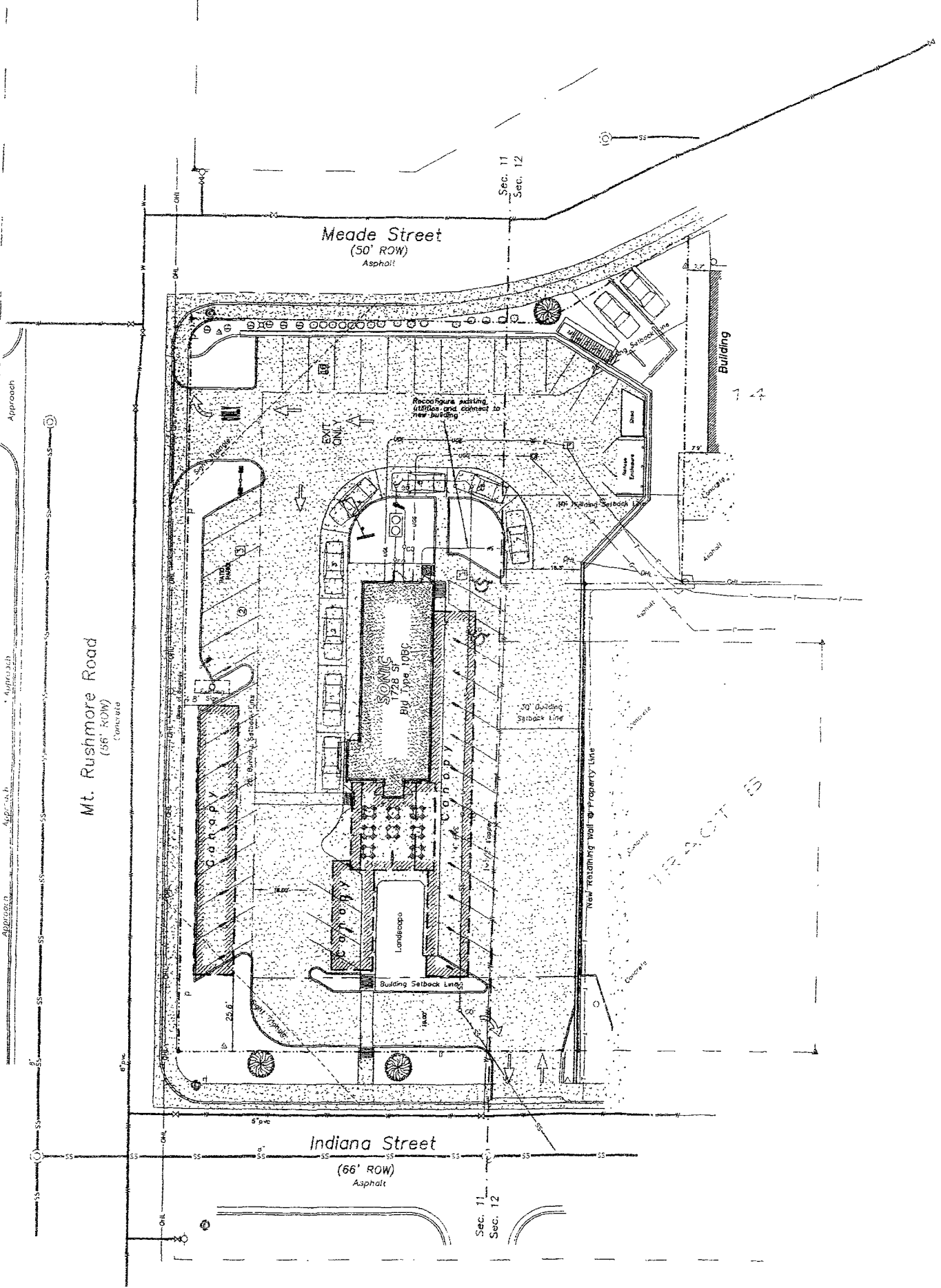
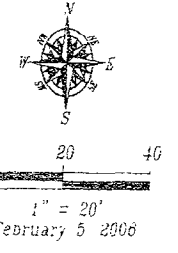
Emily Fisher, P.E.
Project Manager

cc: File



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SURVEYOR'S NOTES

Utilities shown are from visual inspection, sketches provided by individual service providers and Utility Locates performed by South Dakota One Call, Ticket Number xxxxxxxx. The actual location of utilities and service lines may vary from the information shown hereon.

Bench Mark: STA 1024 3361.26 (29)

LEGEND

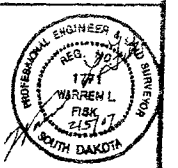
- N00°00'00"E = Measured this survey
- xxxxxxx = Recorded on previous plot
- (Symbol) = Sanitary Sewer Manhole (Unless noted)
- (Symbol) = Sanitary Sewer Service Line Cleanout
- (Symbol) = Fire Hydrant
- (Symbol) = Water Valve
- (Symbol) = Utility Pole
- (Symbol) = Light Pole
- (Symbol) = Guy Wire
- (Symbol) = Electric Meter
- (Symbol) = Electric Box
- (Symbol) = Telecommunications Pedestal
- (Symbol) = Natural Gas Meter
- (Symbol) = Sign
- (Symbol) = Mail Box
- (Symbol) = Bollard
- (Symbol) = Fence Line
- (Symbol) = Underground Electric
- (Symbol) = Overhead Utility Line
- (Symbol) = Underground Telephone
- (Symbol) = Sanitary Sewer Line
- (Symbol) = Water Main
- (Symbol) = Natural Gas Line
- (Symbol) = Found Survey Monument as noted
- (Symbol) = "X" IN CONCRETE
- (Symbol) = Set Rebar with cap marked "RA Fix 836S"
- (Symbol) = Control Point
- (Symbol) = Tree (Deciduous)
- (Symbol) = Bush (Deciduous)
- (Symbol) = Bush (Coniferous)

Preliminary Site Plan
Sonic Restaurant

Tract 1, Block 2 of Rainbow Addition and
Tract A, Block 25 of South Boulevard Addition
Rapid City, Pennington County, South Dakota

1022 Van Street
P.O. Box 8154
Rapid City, South Dakota
57709
(605) 348-1538
(605) 341-1112 (fx)

Fisk Land Surveying
& Consulting
Engineers, Inc.



PRELIMINARY

Surveyed by:	BL/ML
Date:	1/07
Drawn by:	RWF
Date:	2/5/07
Checked by:	WF
Revisions:	

Project No	07-01-03
Sheet	1 of 1