

**REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS**

PROJECT I90 Heartland Business Park Phase 3

DATE: July 23, 2007 **SUBMITTED BY:** FMG Inc. for Bypass LLC

PIN #: _____

LEGAL DESCRIPTION: Proposed Lot 1 of Block 7 of I90 Heartland Business Park located in
W1/2 of NE 1/4 of Section 28, T2N, R8E, Rapid City, SD

EXCEPTION REQUESTED: SECTION Street Design 8.0 **STD / CRITERIA / REG** **Criteria**

DESCRIPTION OF REQUEST: Proposed Lot is a corner lot. Exception request is for Section 8.2.1.I. to allow
access from two streets in lieu of access from only the less traveled street.

JUSTIFICATION: Lot is large corner lot of about 5.42 acres in size. Lot frontage on Seger Drive is extensive
(454.7 feet) so adequate driveway separation in excess of minimums is possible. Access location on Seger Drive will line up
with Dakota Craft Drive. Seger Drive has been constructed as a three lane section therefore turn lane is available for
access point on Seger Drive. Plat is attached showing proposed access location on Seger Drive.

SUPPORTING DOCUMENTATION: Yes No

STAFF COMMENTS: There is adequate room for 2 DRIVENWAYS
off of REARDON. Proposed DRIVEWAY AT Intersection of
ARTERIAL & Collector.

STAFF RECOMMENDATION: Deny

BY: Jacki Pichard

DATE: 8/08/07

AUTHORIZATION:

Rafael A. Dominguez, DSCC
GROWTH MANAGEMENT DIRECTOR

APPROVED

DENIED

8/15/07
DATE

RBS
PUBLIC WORKS DIRECTOR*

APPROVED

DENIED

8/16/07
DATE

JUL 24 2007
Revised 04/18/07

FILE #: 07EX081

ASSOCIATED FILE#: 07PL073

Rapid City
Management Department
*Public Works Director's signature is not required for Lot
Length to Width Exceptions, Ordinance No. 5282