

**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 4 of Block 2 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 2.5 acres in size. Lot frontage on Seger Drive is extensive (426.8 ft)
so adequate driveway separation in excess of minimums is possible. Preliminary site plan by other is attached showing
possible building layout which requires access to both streets Seger Drive has been constructed as a three lane section therefore
turn lane is available for Seger Drive access point. Plat is attached showing proposed access restriction location on Seger Drive.

SUPPORTING DOCUMENTATION: Yes No

STAFF COMMENTS: SEGER IS AN ARTERIAL, AND THERE IS ADEQUATE
Room to Access off of Reardon

STAFF RECOMMENDATION: Deny

BY: [Signature]

DATE: 8/15/07

AUTHORIZATION:

[Signature], DSCC
GROWTH MANAGEMENT DIRECTOR

APPROVED

DENIED

8/15/07
DATE

[Signature]

APPROVED

DENIED

8/16/07
DATE

PUBLIC WORKS DIRECTOR*

JUL 24 2007
Revised 04/18/07

FILE #: 07EX082

ASSOCIATED FILE#: 07PL073