

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

PROJECT Calvary Chapel

DATE: 10/23/07 SUBMITTED BY: PASTOR Greg Blanc

PIN #: 38-06-352-003

LEGAL DESCRIPTION: West 250' of Lot 2, Hansen Heights, Section 6, T1N, R8E, BHM, Rapid City, Pennington County, SD.

EXCEPTION REQUESTED: SECTION 8.2.2 STD / CRITERIA / REG Select One

DESCRIPTION OF REQUEST: TO MAINTAIN CURRENT DRIVEWAY APPROACH SPACING WITH THE ADJACENT PROPERTY TO THE EAST. (SEE 10/23/07)

JUSTIFICATION: Approaches currently exist at 40' width. Construction would interrupt traffic flow on East St. Patrick Street and would require asphalt patching on East St. Patrick Street which typically results in an uneven surface finish.

SUPPORTING DOCUMENTATION: Yes No

STAFF COMMENTS: E. St. Patrick is classified as a principal arterial w/ posted speed limit of 35 MPH. Section 8.2.2, Table 8.1 indicates the minimum acceptable driveway separation distance is 150'. Proposed exception is approx 1/2 of required distance.

STAFF RECOMMENDATION: Denial

BY: [Signature] DATE: 10-24-07

AUTHORIZATION: APPROVED DENIED
[Signature] DSCC 10/24/07
GROWTH MANAGEMENT DIRECTOR DATE

APPROVED DENIED
[Signature] **RECEIVED**
PUBLIC WORKS DIRECTOR* DATE

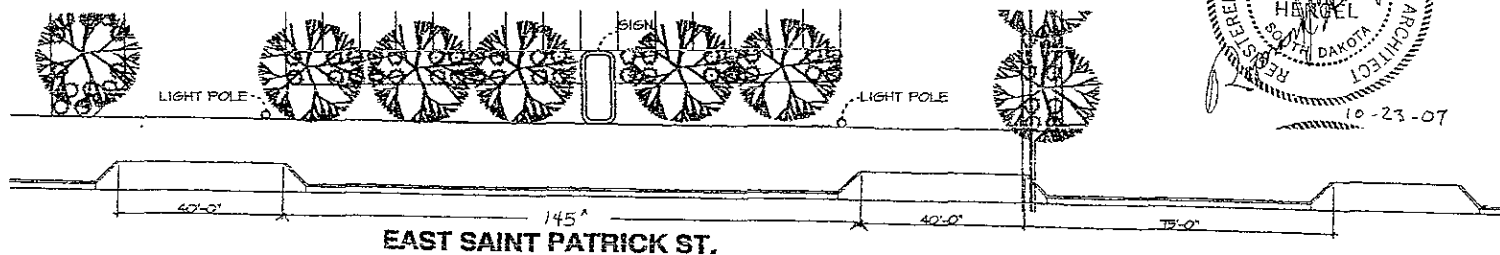
FILE #: 07EX110

ASSOCIATED FILE#: 07PD082

Revised 04/18/07
OCT 23 2007
*Public Works Director's signature is not required for Lot Length to Width Exceptions Ordinance No. 5232
Rapid City Growth Management Department

CALVARY CHAPEL 320 EAST SAINT PATRICK ST.

10/23/07



10-23-07

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Rapid City Growth
Management Department

- G. City street and highway right-of-ways shall not be used for private or commercial purposes or for parking. A Permit To Work In The Right-OF-Way for construction of a driveway approach shall not be issued unless all vehicles to be serviced can maneuver and park entirely within the private property lines.
- H. Not more than one driveway will be allowed to any single residence and not more than two to any business establishment. Frontages of fifty feet (50') (15 M) or less shall be limited to one driveway.

The total width of all curb cuts for any one ownership on a street shall not exceed fifty percent (50%) of the frontage of the ownership along that street.

- I. If a property has frontage on more than one street, access will be permitted only on the less traveled street frontage, where standards can be met. If a property cannot be served by an access point meeting these standards, the Engineer shall designate access points based on traffic safety, operational needs, and in conformance with the requirements of this policy.
- J. Where several adjacent roadside establishments each having limited frontage or where there is probability of such developments, consideration shall be given to the provision of a frontage road for the several driveways so as to reduce the number of separate accesses to the public roadway. The frontage road access points to the public roadway shall be at the extremities of the frontage road or at well-spaced intervals along it.

8.2.2 Driveway Approach Spacing

The distance between adjacent driveway approaches must be sufficient to allow vehicles to safely queue, accelerate, decelerate, and cross conflicting traffic streams without excessive interferences with through traffic or traffic using adjacent driveways.

- A. For arterial and high volume collectors in commercial and industrial areas, an approach separation of two hundred feet (200') (61 M) or more of full vertical curb is desirable. Where this spacing cannot be attained, acceptable minimum driveway approach spacing for streets serving greater than 5,000 vehicles per day are shown in Table 8-1.

TABLE 8-1

Minimum Driveway Approach Spacing

Speed		Separation	
(mph)	(Kph)	(ft.)	(Meters)
20	32	85	26
25	40	105	32
30	48	125	38
35	56	150	46
40	64	185	56
45	72	230	70
50	80	275	84

Distances between adjacent one-way driveways, with the inbound drive upstream, can be one-half the distances shown in Table 8-1.

- B. Where approaches are to be signalized, a minimum spacing of 1,200' to 1,500' (366 to 457 M) to any other signalized intersection is desirable. Approach signals should be coordinated with any other signals within 2,500' (762 M) of the signalized approach.

Installation of the approach signalization shall be in accordance with City and/or State standards in effect at the time the permit is acquired. The actual installation shall be at no cost to the City or State. Once accepted by City and/or State, the City will assume the maintenance and utility costs.

- C. On low volume, low-speed roads, a minimum driveway approach spacing of 35' (10.7 M) is acceptable.
- D. In residential and commercial areas, approaches serving separate but adjacent parcels of property under different ownerships shall be separated by a minimum of five feet (5') (1.5 M) of full vertical curb. The five foot (5') separation shall be centered on property lines when applicable.

8.2.3 Approach Corner Clearance

Minimum corner clearances are shown in Figure 8-1 and shall be utilized for roadways having an operating speed of 35 MPH (56 Kph) or less.

For roadways having operating speeds higher than 35 MPH (56 Kph), the clearances given in Figure 8-1 shall be doubled.

At locations where the required corner clearances cannot be attained, a minimum corner clearance of fifty feet (50') (15.2 M) shall be maintained.

8.2.4 Location Coordination

The location of driveway approaches to properties on opposite sides of the roadway shall be coordinated so that they do not interfere with each other. Approaches will be located directly opposite each other whenever possible. If this is not possible, a minimum spacing of seventy-five feet (75') (22.9 M) will be required.

Adequate sight distance must be provided for vehicles exiting and entering an approach. Driveway approach locations shall be evaluated to determine whether sight obstructions such as buildings, signs, vegetation, parked vehicles, highway alignments, etc. exist. The required minimum sight distances are summarized in Figure 8-2.

8.2.5 Joint Access

When one approach is to be used by adjacent properties under different ownership, each property owner must provide the necessary legal documents to establish an access easement. Joint access will be encouraged whenever practical.

8.2.6 Special Applications