



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

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MEMORANDUM

TO: Public Works Committee

Cc: File 08EX008

FROM: Mary Bosworth, PE, Engineering Project Manager

DATE: February 26, 2008

RE: Appeal of Denial of Request to reduce the minimum corner clearance for a driveway approach on East North Street, Proposed Auto Zone

A request was submitted by Fisk Land Surveying & Consulting Engineers, Inc. on February 5, 2008, to reduce the minimum corner clearance for a driveway approach to one hundred and thirteen feet (113') and to allow a driveway approach thirty-eight feet (38') from an existing driveway approach on the opposite side of the roadway on East North Street. The request is associated with a building permit application for Auto Zone located at 414 East North Street. The referenced property is located northwest of the intersection of East North Street and Racine Street.

East North Street is classified as a principal arterial on the City's Major Street Plan. Section 8.2.3 of the City of Rapid City Street Design Criteria Manual (SDCM) states the minimum corner clearance for a driveway approach, from a stop sign intersection on an arterial street, is one hundred and fifteen feet (115'). Section 8.2.4 states approaches to properties on opposite sides of the roadway shall be located directly opposite each whenever possible and, if this is not possible, a minimum spacing of seventy-five feet (75') is required. When approaches are located directly opposite each other on a street with commercial development, drivers are better able to see traffic at the opposite approach and judge the movement of the traffic at the approach

In lieu of the proposed driveway approach location, staff recommends that the driveway approach be located as near the west property line as allowed per SDCM Section 8.2.2.D – minimum separation of five feet of vertical curb, centered on property lines of adjacent property. A driveway approach at this location will be directly opposite the approach on the opposite side of East North Street and the corner clearance at this location will be approximately one hundred and thirty-five feet (135'). The driveway approach at this location meets the requirements for minimum driveway approach corner clearance.

Staff Recommendation: Staff recommends denial of the request to reduce the minimum corner clearance for a driveway approach.



EQUAL OPPORTUNITY EMPLOYER