



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

## Growth Management Department

300 Sixth Street

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TO: Public Works Committee

FROM: Karley Halsted, P.E.  
Engineering Project Manager  
Growth Management Department

DATE: July 21, 2008

RE: Appeal of Denial for an Exception to allow the length of a cul-de-sac to exceed the required length by 6,265 feet  
DeWald Subdivision  
PIN 3612200001

A request was submitted by Scott Hadcock, on July 11, 2008 requesting an exception to allow the length of a cul-de-sac to exceed the required length by 6,265 feet. This request is associated with the Preliminary Plat for Dewald's Subdivision (08PL106) and the associated Variance to the Subdivision Regulations (08SV038) to waive the requirement to install pavement, curb, gutter, sidewalk, street light conduit, water and sewer as per Chapter 16 of the Rapid City Municipal Code.

The City of Rapid City Street Design Criteria Manual, Section 5.2.4 states "In moderate, high or extreme fire hazard areas, cul-de-sacs shall not exceed 500 feet (152.4 M) in length". The requested exception will allow the length of a cul-de-sac to exceed the required length by 6,265 feet. The total length of the cul-de-sac is 6,765 feet or 1.28 miles.

The proposed cul-de-sac is an extension of an existing private access easement and is an existing driveway off of Nameless Cave Road. The subdivision is located in the moderate fire hazard area. The proposed subdivision will create an additional ten (10) acre lot. There is no secondary access to the property if the main access were impassable. It should be noted that the granting of the exception will allow only one additional lot to be created.

**Staff Recommendation: Staff recommends approval of the request to allow the length of the cul-de-sac to exceed the required length by 6,265 feet.**

CC: File 08PL106, 08SV038



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