



CITY OF RAPID CITY

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Growth Management Department

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TO: Public Works Committee

FROM: Karley Halsted, P.E.
Engineering Project Manager
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DATE: July 29, 2008

RE: Appeal of Denial for an Exception to waive the requirement for intermediate turnarounds along a cul-de-sac
DeWald Subdivision
PIN 3612200001

A request was submitted by Scott Hadcock, on July 11, 2008 requesting an exception to waive the requirement for intermediate turnarounds along a cul-de-sac. 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 5.2.3 states "Cul-de-sacs shall be provided with a turnaround at the closed end and intermediate turnarounds at intervals not exceeding 600 feet (183M)". The requested exception will eliminate approximately 10 required intermediate turnarounds along the cul-de-sac.

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 initial 4,000 feet of access off of Nameless Cave Road has an approximate profile grade of 7.5% and has numerous curves to navigate. The Fire Department has indicated that pull-outs, in lieu of turnarounds, placed at 600 foot intervals for the first 4,000 feet of access off of Nameless Cave Road would suffice for their ingress and egress needs. The Fire Department Vehicle maneuvering can be accommodated by utilizing the existing driveways as intermediate turnarounds in the remaining 2,765 feet of cul-de-sac length. The requested exception will not provide safe emergency vehicle access to and from this property as there will be no provision to allow vehicles to maneuver a 180 degree turn.

Staff Recommendation: Staff recommends approval of the request to waive the requirement for intermediate turnarounds along a cul-de-sac at intervals not exceeding 600 feet with the following stipulation:



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

- 1. Pull-outs shall be provided for the first 4,000 feet of access off of Nameless Cave Road and the installation of a turnaround at the end of the cul-de-sac serving the new single family home.**

CC: File 08PL106, 08SV038