



# 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: November 3, 2009

RE: Appeal of a denial for an exception to allow three driveways to a business establishment  
LOT 8 LESS LOT 8a & LOT 11 LESS LOT 11a OF TRACT D; LOT 12  
LESS LOT A BUT INCLUDING LOT B OF LOT 12 OF TRACT D  
SUNNYVALE  
PIN 3704453003

A request was submitted by Jim Steele on October 27, 2009 for an exception to allow three driveways to access the business establishment at 3618 Canyon Lake Drive, Steele Plaza. This request is associated with Planned Commercial Development, File # 08PD045 and a building permit for the installation of a patio on the existing Pisano's Pizza.

The City of Rapid City Street Design Criteria Manual states in Section 8.2.1 (H), "Not more than one driveway will be allowed to any single residence and not more than two to any business establishment". The requested exception would allow the existing third driveway to remain in place.

The lot currently has three existing driveways. The two driveways that are primarily used to access Steele Plaza currently meet all criteria for spacing and sight distance. Additionally, they provide adequate circulation through the parking lot. The westernmost driveway is identified as the third driveway and appears to have the most negative impacts resulting in multiple safety hazards. Per the site plan submitted, the third driveway will conflict with the parking layout, vehicle & pedestrian traffic and there are potential sight distance issues with fencing and utilities. Additionally, Canyon Lake Drive is classified as a minor arterial. Limiting the number of driveways is one method to maintain traffic flow.

**Staff Recommendation:** Staff recommends denial of the exception to allow three driveways to a commercial lot.

CC: File 09PD045, 09EX110



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