



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

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MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Ted Johnson, Engineering Project Manager
Growth Management Department

DATE: June 22, 2010

RE: Appeal of Denial of Request for Exception to allow access to higher traveled street.
Proposed Lot 3, Eastbrooke Subdivision, located in the NE ¼ of the SW ¼ of Section 6, T1N, R8E and the SE ¼ of the SW ¼ of Section 31, T2N, R8E, BHM, Pennington County, Rapid City, SD.

A request was submitted by Dream Design International, Inc., on behalf of Mollers Limited Partnership requesting an exception to Section 8.2.1.1 of the City of Rapid City Street Design Criteria Manual, to allow a driveway access to the higher traveled Lacrosse Street for the proposed Lot 3 of the Eastbrooke Subdivision. The request is associated with Preliminary Plat No. 10PL027 for proposed Lot 1R and 3 of Eastbrooke Subdivision.

The City of Rapid City Street Design Criteria Manual, Section 8.2.1, paragraph I, states: "*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.*" LaCrosse Street adjacent to this parcel is classified as a Principal Arterial. Proposed Lot 3 currently has approximately 180 feet of street frontage along Racine Street. Racine Street is classified as a local collector street. There is adequate street frontage on Racine Street to allow two ways of ingress/egress to this parcel in compliance with Street Design Criteria Manual standards.

Access to LaCrosse Street from this parcel is severely limited due to the required corner clearance from Omaha Street, site and street topography, an existing retaining wall and the high volume of traffic on LaCrosse Street. The existing slope at the northeastern corner of the



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property is approximately 15 to 25 percent. The existing ground elevation rises by approximately 20 feet along the northern portion of the eastern property boundary. The Request for Exception, as submitted, does not show any location for the proposed driveway access nor does it include any plans, site layout or other information regarding proposed development of this parcel, internal circulation, traffic generation, or related data.

Based on the information provided, it cannot be determined where or if a driveway access to LaCrosse Street is warranted, or what the impact on traffic flows, turning movements and vehicle and pedestrian safety may be. Due to the physical and safety constraints associated with access along LaCrosse Street, and the lack of information, development details and traffic data, staff recommends that the Exception Request be denied. The Applicant may submit a new request at a future time when a site specific master plan, development plan, traffic circulation and generation data and other relevant information is available for review and consideration.

Staff Recommendation: Staff recommends denial of the current request to allow a driveway access to LaCrosse Street from proposed Lot 3 of the proposed Eastbrooke Subdivision.