



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: www.rcgov.org

Nicole Lecy, Project Engineer
Public Works Department
city web: www.rcgov.org

Phone: 605-394-4154
Fax: 605-355-3083
e-mail: nicole.lecy@rcgov.org

MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Nicole Lecy, Engineering Project Engineering

DATE: July 24, 2012

RE: Appeal of Denial of Request for an Exception to allow an existing approach on 5th Street to be utilized for ingress and egress to a commercial parcel.
Lot 5, North 80 Subdivision, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota.

A request was submitted by Fisk Land Surveying and Civil Engineering, on behalf of Rick Bentley of Bentley-Miller, on May 30, 2012 requesting an exception to allow an existing approach on 5th Street to be utilized for ingress (north-bound right turn into the property only) and egress (west-bound right turn out of the property only) to a commercial parcel. The exception request was denied by Staff on July 19, 2012.

The exception request is for right turn in only and right turn out only at the approach as an existing median in 5th Street prevents left turn ingress (south-bound left turn into the property) and egress (west bound left turn out of the property) at the approach. The existing approach is located on the east side of 5th Street between Catron Blvd and Stumer Road. Currently the approach is not utilized for access to the parcel.

Per the Rapid City Infrastructure Design Criteria Manual Section 2.16.1 *No access approach shall be located so as to create a hazard or as to invite unsafe vehicular movements.* Staff has concerns that the traffic movements between two signalized intersections (one signal located at 5th Street and Catron Blvd, and one signal located at 5th Street and Stumer Road) and the traffic movements across multiple lanes into and out of the approach create unsafe vehicular movements. The American Association of State Highway and Transportation Officials Geometric Design of Highways and Streets (2004) recommend that driveways should not be located within the functional area of an intersection. The proposed access approach is located within the functional area of the 5th Street and East Stumer Road intersection, located at the transitional start of the left turn lane from northbound 5th Street onto westbound East Stumer Road.

A previous exception request (12EX018) was approved for ingress (north-bound right turn in only) at the requested approach location for access to a single commercial business. This exception was approved during

the platting process of Lot 5 of North 80 Subdivision. The preliminary master plan submitted with this exception request does show the approach being used for access to a single commercial business, however, the potential for through traffic to the development east and north of the business is created. All previously submitted master plans for Lot 5 indicated that access would be taken from East Stumer Road. At the time of platting, the Rapid City Street Design Criteria Manual was in effect which established in Section 8.2.1.I, *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 meet.* Per this criteria, Lot 5 shall take access from East Stumer Road. The Rapid City Infrastructure Design Criteria Manual, which is has replaced the Street Design Criteria Manual, does not contain the same criteria. However, Staff still believes that access from the less traveled street (East Stumer Road) is the safest access to Lot 5.

Staff Recommendation: Staff recommends denial of the request to allow an existing approach on 5th Street to be utilized for ingress and egress to a commercial parcel.

REQUEST FOR EXCEPTION RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS

PROJECT Lot 5 of North 80 Subdivision – Ferdinand Dirt LLCDATE: 5-3-12 SUBMITTED BY: Fisk Land Surveying & Consulting Engineers, Inc.PIN #: 3819152001 PO Box 8154, Rapid City, SD 57709LEGAL DESCRIPTION: Lot 5 of North 80 Subdivision located in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION _____ STD / CRITERIA / REG _____

DESCRIPTION OF REQUEST: To allow the existing approach on 5th Street to be utilized for ingress (north-bound right turn in only) and egress (north-bound right turn out only)

JUSTIFICATION:

(Please use back of sheet if additional room is needed)

The ability to utilize the approach for egress onto

5th Street will improve the accessibility and circulation into and out of the proposed lot.The plat document for Lot 5 was approved and recorded without any indication of access restriction for this approach and the approach was installed at standard width (26' plus tapers).SUPPORTING DOCUMENTATION: ☐ Yes ☐ No

PROPERTY OWNER'S SIGNATURE**

DATE: 5/30/12

**Or Agent, if previously designated by the Owner in writing.

FOR STAFF ONLY

STAFF COMMENTS:

Per the RC IDCM Section 2.1b.1 no access approach shall be located so as to create a hazard or as to invite unsafe vehicular movements. Staff has concerns that traffic movements in/out of the approach would create unsafe movements. Also, AASHTO recommends against locating driveways in the functional area of an intersection. The approach is located in the functional area of the 5th St + E. Stumer Rd intersection.

STAFF RECOMMENDATION:

Denial

REVIEWED BY:

DATE: 7/18/2012

AUTHORIZATION:

☐ APPROVED☒ DENIED

COMMUNITY PLANNING DIRECTOR

☐ APPROVED

DATE

☒ DENIED

PUBLIC WORKS DIRECTOR*

DATE 7-19-12FILE #: 12EX076

Revised 03/22/

ASSOCIATED FILE#:

12PD011Building Permit No. 12-71

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5434.



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: www.rcgov.org

Phone: 605-394-4154

Fax: 605-355-3083

e-mail: nicole.lecy@rcgov.org

Nicole Lecy, Project Engineer
Public Works Department
city web: www.rcgov.org

July 18, 2012

Janelle Finck
Fisk Land Surveying & Consulting Engineers, Inc.
PO Box 8154
Rapid City, SD 57709

Re: Request for Exception
Lot 5 of North 80 Subdivision
Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

Dear Ms. Finck,

The Request for Exception to allow the existing approach on 5th Street to be utilized for ingress (north-bound right turn in only) and egress (west-bound right turn only) has been denied. Per the Rapid City Infrastructure Design Criteria Manual Section 2.16.1 no access approach shall be located so as to create a hazard or as to invite unsafe vehicular movements. City Staff has concerns that the traffic movements between two signalized intersections and the traffic movements across multiple lanes into and out of the approach create unsafe vehicular movements. The American Association of State Highway and Transportation Officials Geometric Design of Highways and Streets (2004) recommend driveways should not be located within the functional area of an intersection. The proposed access approach is located within the functional area of the 5th Street and East Stumer Road intersection, located at the transitional start of the left turn lane from northbound 5th Street onto westbound East Stumer Road.

A previous exception request (12EX018) was approved for ingress (north-bound right turn in) only at the requested approach for access to a single lot. The preliminary master plan submitted with the exception request, does show the approach being used for access to a single business, however, the potential for through traffic to the development east and north of the business is created.

The denial of this exception request may be appealed to the City Council by requesting it be placed on the next Public Works Committee agenda. The City Council has final approval of exception requests. In order to appeal the denial the applicant shall file a written request of appeal to the Public Works Director within 10 working days of the denial. Please contact the Public Works Engineering Department if you desire to appeal.

Sincerely,

Nicole Lecy, Engineering Project Engineer

CC: File

Lecy Nicole

From: Janelle Finck [janelle.fiskls@midconetwork.com]
Sent: Tuesday, July 10, 2012 2:40 PM
To: Lecy Nicole
Cc: Johnson Ted
Subject: RE: Exception Request for Access from 5th Street - Additional information required
Attachments: Arby's - 5th & E Stumer Road - SW Lot Development Option 7-10-12.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Nicole:

Attached is a development option for proposed parcel south of Arby's.

The existing approach as installed (by others) is 26' in width which is standard for an ingress/egress.

The location of the existing median on 5th Street (which prevents ingress or egress from the westerly southbound lanes) will limit the amount of traffic utilizing this approach.

This parent parcel as developed (by others) contains 3 individual water and sewer service connections and 2 additional stubs for services. Additional development of this parent parcel was anticipated and apparently supported by approval of those installations.

The recent plat document for the parent parcel was approved and recorded with no specific reference or notice restricting of this approach for ingress only.

In this circumstance the utilization of the approach for north-bound ingress and egress would provide reasonable access to the proposed parcel.

Janelle L. Finck – President
 Fisk Land Surveying & Consulting Engineers, Inc.
 PO Box 8154
 Rapid City, SD 57709
 (p) 605-348-1538
 (f) 605-341-1112

From: Lecy Nicole [<mailto:Nicole.Lecy@rcgov.org>]
Sent: Friday, June 01, 2012 12:53 PM
To: Fink, Janelle; Fisk, Warren
Cc: Johnson Ted
Subject: Exception Request for Access from 5th Street - Additional information required

Warren and Janelle,

This email is to inform you that additional supporting information is necessary in order for City Staff to review the exception request to take access off of 5th Street for Lot 5 of North 80 Subdivision. Please provide a revised master plan indicating how proposed access from 5th street would be used and also provide any additional information to support your request.

As of today, the 13 day review period for an exception request will be suspended. The review period will begin again following receipt of additional information with an additional 3 days of review time. The exception review process is outlined in RCMC 16.04.060.

Please let me know if you have any questions.

Thanks,

Nicole Lecy, PE

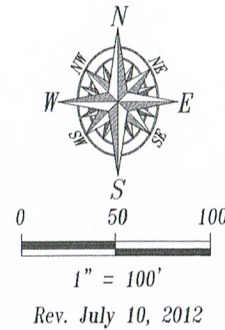
City of Rapid City

Project Engineer | Public Works

300 6th Street | Rapid City, SD 57701

(605) 394-4154

PRELIMINARY



Fifth Street

Stumer Road

Shelby Drive

Bentley Lane (Proposed)

Catron Boulevard

Arby's

2.3± Ac

1.1± Ac

2.1± Ac

1.6± Ac

0.9± Ac

0.9± Ac

0.9± Ac

Wetlands

Major

Drainage

Easement

Existing Approach
to be utilized as
"RIGHT IN
RIGHT OUT
ONLY"

Fisk Land Surveying
& Consulting
Engineers, Inc.
1022 Main Street (P.O. Box 8154)
Rapid City, South Dakota 57709
(605) 348-1536
(605) 341-1112 (fx)

Proposed Master Layout Plan
Lot 5 of North 80 Subdivision
Rapid City,
Pennington County, South Dakota

Surveyed by:
ML

Date
1/12

Drawn by:
RWF

Checked by:
JF

Revisions
3/20/12-Concept
7/10/12-Concept

Master
Plan

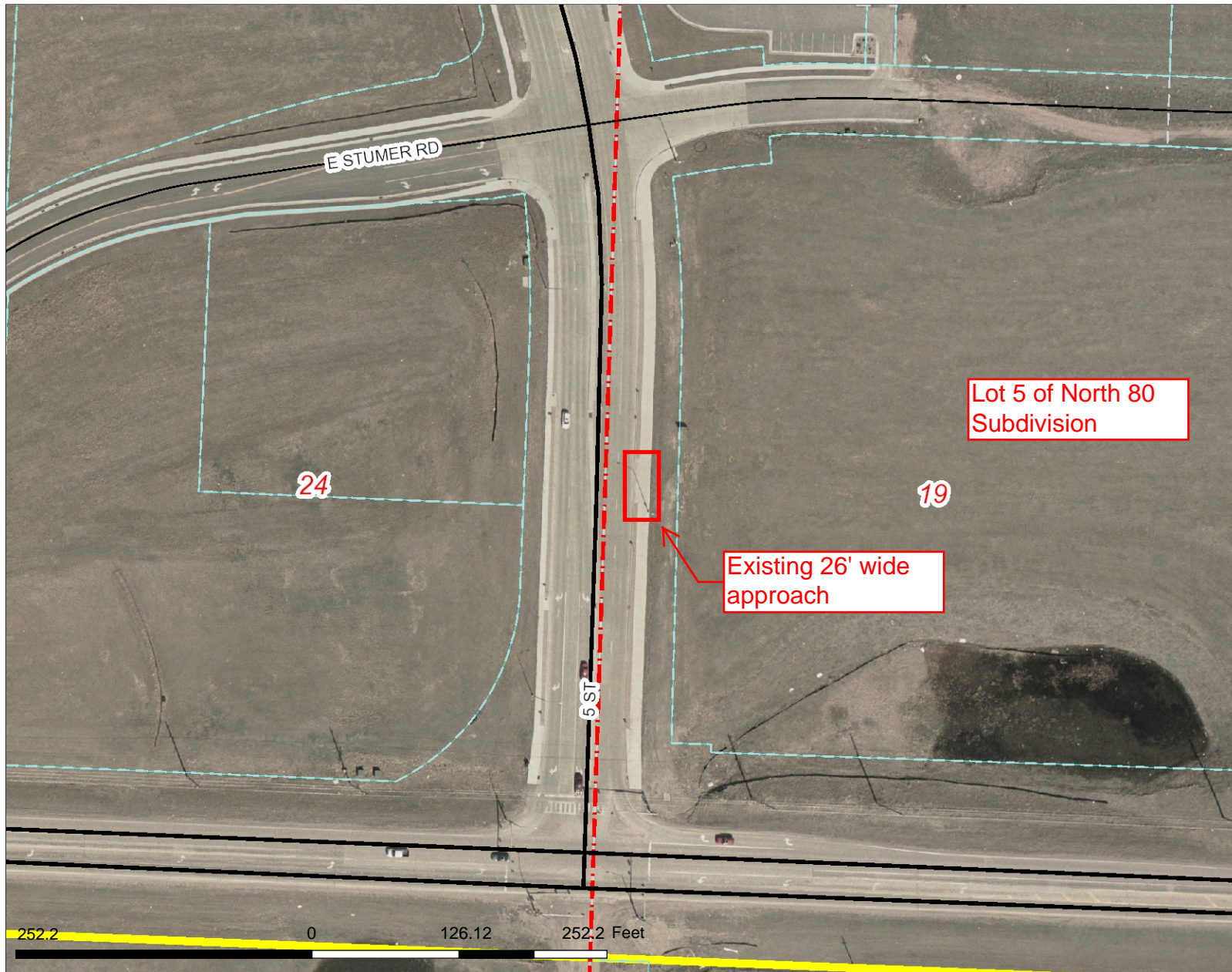
1
of
1

Project No.
12-01-02

Rapid City-Pennington County GIS

Legend

- Roads**
- Not classified
 - Interstate
 - US Highway
 - SD Highway
 - County Highway
 - Main Road
 - Minor Arterial
 - Collector
 - Ramp
 - Paved Road
 - Unpaved Road
 - FS Unpaved Road
 - Driveway
 - Paved Alley
 - Unpaved Alley
 - Unimproved Road
 - Trail
 - Not yet coded
- Township/Section Lines**
- TOWNSHIP
 - SECTION
- ☒ Tax Parcels
- Lot Lines**
- <all other values>
 - Lot Line
 - Parcel Line
- ☐ County Line



Scale: 1: 1,513

Map Notes:

2008 Aerial Map

DISCLAIMER: This map is provided 'as is' without warranty of any representation to accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the map, including the fact that the data used to create the map is dynamic and is in the constant state of maintenance, correction, and update. This document does not represent a legal survey of the land. There are no restrictions on the distribution of printed Rapid City/Pennington County maps, other than the City of Rapid City copyright/credit notice must be legible on the print. The user agrees to recognize and honor in perpetuity the copyrights and other proprietary claims for the map(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.