



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

TO: Public Works Committee

FROM: Ted T. Johnson, P.E.
Engineering Project Manager
Public Works Department

DATE: December 20, 2012

RE: Request for Exception to waive the requirement to install sidewalk along Corral Drive and Section Line Highway per City Ordinance 12.16.080 Lot 1 of Block 1 of Pine View Terrace Subdivision, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, SD

A request was received on December 4, 2012 to waive the requirement to install sidewalk along a City street per City of Rapid City Ordinance 12.08.060 for the proposed Forrest Edge Townhome Development. The proposed development includes the construction of 12 townhome units, one single family residential lot, paved local street with curb and gutter and sidewalks, water and sanitary sewer mains, stormwater drainage features, landscaping and related improvements. A minimum five (5) foot wide property line sidewalk is required to be constructed along the north side of Corral Drive per Rapid City Municipal Code. Additionally, street and infrastructure improvements, including sidewalk, are required along the section line highway as it abuts Lot 1 to the west of Corral Drive.

The City of Rapid City Code of Ordinances, 12.08.060 New and existing developments states:

"The construction of a permanent sidewalk fronting or abutting all streets, highways and avenues shall be accomplished by the builder, owner or developer of all new or existing residential or commercial buildings within the city..."

The requested exception would allow the townhome development and related infrastructure improvements to be built without the installation of sidewalk along Corral Drive and the section line highway as they abut the development.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Request for Exception
Forest Edge Lane
S16, T1N, R7E
December 20, 2012
Page 2

The proposed Forrest Edge Townhome Development is located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, T1N, R7E, west of the intersection of Park Drive and Corral Drive. Corral Drive is paved with curb and gutter in this area and the section line highway to the west is undeveloped. The applicant is proposing to install sidewalk along the new street within the development and not install the app. 65 linear feet of sidewalk required along Corral Drive. Lot 1 adjoins Corral Drive School property to the southwest of the school facility.

The section line highway to the west of Corral Drive is undeveloped and does not serve as street access to any of the properties to the west. It does not appear likely that a street would need to be extended along this corridor but the section line highway right-of-way needs to be retained for future extension of sanitary sewer.

This request is associated with an Initial Planned Development Overlay, 12PD040.

Staff Recommendation: Staff recommends that the request to waive the requirement to install sidewalk along the north side of Corral Drive as it abuts Lot 1 be denied; and the request to waive the requirement to install sidewalk along the section line highway as it abuts Lot 1 be approved.

RECEIVED

DEC 04 2012

RAPID CITY COMMUNITY PLANNING
& DEVELOPMENT SERVICES

**REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS**

PROJECT Forest Edge Subdivision

DATE: 10/9/12 SUBMITTED BY: Sperlich Consulting, Inc.

PIN #: _____

LEGAL DESCRIPTION: Lot 1 of Block 1 of Pine View Terrace, Section 16, T1N, R7E, BHM, Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION _____ STD / CRITERIA / REG Criteria

DESCRIPTION OF REQUEST: Not to improve Corral Dr. and portion of section line including concrete curb and gutter, sidewalk, and lighting conduit.

JUSTIFICATION: Ex. Corral Dr. has pavement only

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE: [Signature] DATE: 10/24/2012

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

FOR STAFF ONLY

STAFF COMMENTS: _____

STAFF RECOMMENDATION: _____

REVIEWED BY: _____ DATE: _____

AUTHORIZATION: APPROVED DENIED

GROWTH MANAGEMENT DIRECTOR APPROVED DENIED

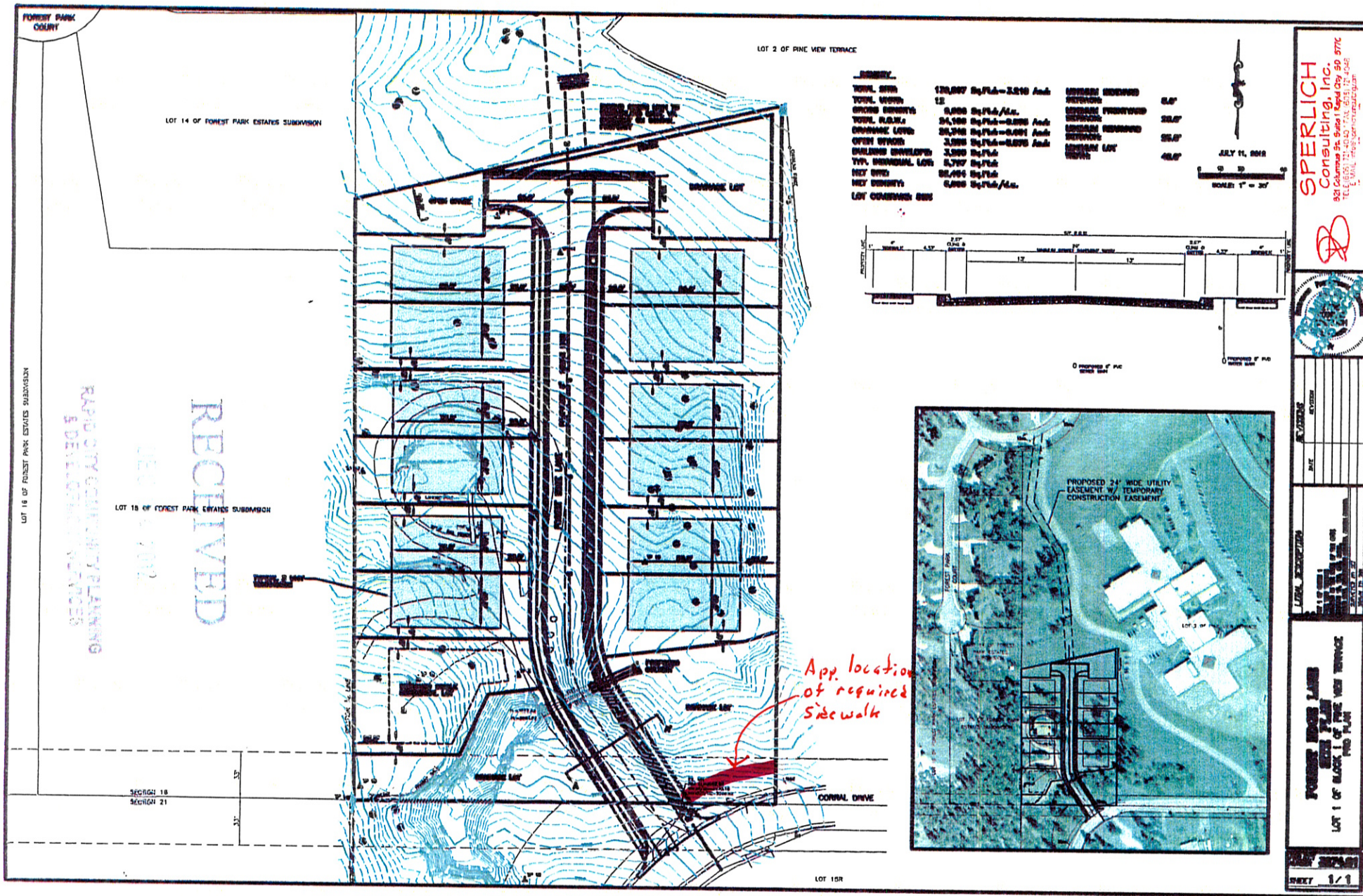
PUBLIC WORKS DIRECTOR* _____ DATE _____

FILE #: _____

ASSOCIATED FILE#: _____

Revised 11/06/07

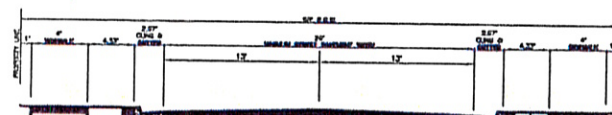
*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5332.



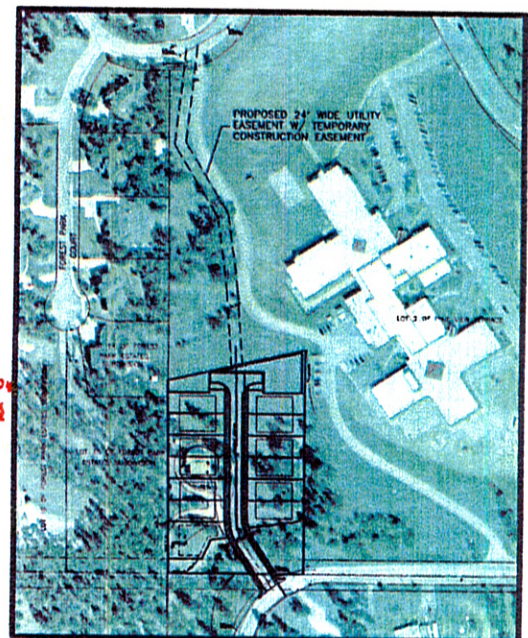
LOT 2 OF PINE VIEW TERRACE

Summary

TOTAL AREA	120,000 Sq.Ft. = 2.760 Acs	MINIMUM SIDEWALK WIDTH	5.0'
TOTAL WIDTH	12	MINIMUM DRIVEWAY WIDTH	20.0'
GRID WIDTH	6,000 Sq.Ft./Acs.	MINIMUM DRIVEWAY SPACING	25.0'
TOTAL R.S.W.	24,000 Sq.Ft. = 0.520 Acs	MINIMUM LOT WIDTH	40.0'
DRIVEWAY AREA	24,000 Sq.Ft. = 0.520 Acs		
GRID DRIVEWAY	3,000 Sq.Ft. = 0.070 Acs		
DRIVEWAY DEVELOPMENT	3,000 Sq.Ft.		
TYP. DRIVEWAY LOT	6,700 Sq.Ft.		
KEY GRID	6,000 Sq.Ft.		
KEY DRIVEWAY	6,000 Sq.Ft./Acs.		
LOT COVERING 60%			

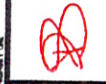


0 PROPOSED 24' PAV. DRIVEWAY
0 PROPOSED 6' PAV. SIDEWALK



App. location of required sidewalk

SPERLICH Consulting, Inc.
 921 Columbia St. Suite 1040 City 50 376
 TEL: (501) 741-4540 FAX: (501) 741-4042
 E-MAIL: info@sperrlich.com



DATE	REVISION

POWER ENGINE LANS
 ENGINE PLAN
 LOT 1 OF BLOCK 1 OF PINE VIEW TERRACE
 PAVED PLAN

FOREST PARK COUNTY
 LOT 14 OF FOREST PARK ESTATES SUBDIVISION

LOT 16 OF FOREST PARK ESTATES SUBDIVISION
 RECEIVED
 JUL 11 2012
 RAPID CITY COMMUNITY PLANNING
 5 DEVELOPMENT DIVISION

SECTION 18
 SECTION 21

LOT 1DR

Legend

- Roads
 - Interstate
 - US highway
 - SD highway
 - County Highway
 - Main road
 - Minor arterial
 - Collector
 - Ramp
 - Paved road
 - Unpaved road
 - FS Highway
 - Driveway
 - Paved Alley
 - Unpaved Alley
 - Unimproved road
 - Trail
 - Airport Runway
 - Not yet coded
- Township/Section Lines
 - 0
 - 7
- ☐ Tax Parcels
- Lot Lines
 - <all other values>
 - Lot Line
 - Parcel Line
- ☐ County Line



Scale: 1: 1,811

Map Notes:

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.

Legend

- Roads
 - Interstate
 - US highway
 - SD highway
 - County highway
 - Main road
 - Minor arterial
 - Collector
 - Ramp
 - Paved road
 - Unpaved road
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