



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

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TO: Public Works Committee

FROM: Nicole Lecy, Project Engineer

DATE: April 30, 2013

RE: Appeal of Denial of Request for an Exception to Figure 2-1 of the IDCM to not dedicate additional right-of-way, or pedestrian and utility access easement to Minnesota Street.

Related Files: Preliminary Subdivision Plan Application (City File #13PL015) to create Lots 1 and 2 of Block 3 of Minnesota Park Subdivision, Section 13, T1N, R7E Rapid City, Pennington County, South Dakota.

A request was submitted by Sperlich Consulting, on behalf of Walgar Development Corporation, on March 28, 2013 requesting an exception to Figure 2-1 in the City of Rapid City Infrastructure Design Criteria Manual (IDCM) to not dedicate additional right-of-way or pedestrian and utility access easement along Minnesota Street. The exception request was denied by Staff on April 8, 2013. Per Section 16.04.060 of the Rapid City Municipal Code, the applicant has filed a written request of appeal to the City Council for the denial of this exception request, received by Staff on April 16, 2013.

Minnesota Street is a minor arterial street, requiring 100' of dedicated right-of-way per IDCM Figure 2-1. Minnesota Street exists today in 80' of dedicated right-of-way adjacent to the proposed plat. An additional 10' of right-of-way is required from the proposed plat. The additional right-of-way width may be needed in the future to accommodate additional pavement width and/or utilities.

Staff is in support of the property owner dedicating a 10' pedestrian and utility easement in lieu of 10' of additional right-of-way. In fact, Staff recently approved an exception request (City File # 13EX024) granted on February 26, 2013 for an exception to dedicated additional right-of-way contingent upon a 10' pedestrian and utility easement being dedicated. It is appropriate to obtain the easement at the time of platting for probable future improvements.

Staff Recommendation: Staff recommends denial of the request to not dedicate additional right-of-way or pedestrian and utility access easement to Minnesota Street. Staff supports the dedication of a 10' wide pedestrian and utility easement in lieu of 10' wide additional right-of-way.