



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

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MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Brandon Quiett, Engineering Project Engineer

DATE: April 20, 2013

RE: **Appeal the denial of exception 13EX060 - waive the requirement to dedicate "non-access" easement along Sheridan Lake Road**

The SW1/4 of the SW1/4 and the SE1/4 of the SW1/4 Lying South of Lot H2 and Lot P2 excepting there from the east 480' of the SE1/4 of the SW1/4 and excepting there from Moon Meadows Estates and Less Right-of-way, all located in Section 28, T1N, R7E, BHM, Pennington County, South Dakota

On March 26th 2013, seven (7) exception requests were submitted to the Public Works department to waive the requirement for subdivision improvements related to the proposed Dunsmore Subdivision. The developer's proposed subdivision plan is to divide a 40 acre parcel of land into four (4) lots, with each lot approximately 10 acres in size. All seven exception requests were denied by Staff on April 12, 2013. On April 15, 2013, the applicant notified City staff of their desire to appeal the denial to City Council pursuant to the City of Rapid City Municipal Code Chapter 16.08010.F.

BACKGROUND: The property in question is located outside of the City limits within the City's three (3) mile platting jurisdiction, in Pennington County. This property is bordered by four (4) principal arterial streets identified on the City's Major Street plan: Sheridan Lake Road on the north, Dunsmore Road on the west, Moon Meadows Drive on the south, and a proposed principal arterial street on the east. The Sheridan Lake Road area has been within the top three regions of single family residential growth within the Rapid City metropolitan area for the past five years. Approximately 1/3 of the western portion of this property is identified as commercial in the City's future land use plan.

Within the City of Rapid City the majority of new public infrastructure comes through the enforcement of the Subdivision regulations in Chapter 16 of Rapid City Municipal Code. When subdividing property the developer is required to construct improvements as identified in the City's comprehensive plan in order to accommodate the street and infrastructure needs for future growth and development.

Rapid City Public Works Committee
Dunsmore Subdivision
Appeal of exception denial

13EX060 – Waive the requirement to dedicate “non-access” easement along Sheridan Lake Road.

Sheridan Lake Road is under the jurisdiction of the Pennington County Highway Department who controls access through approach permits. Pennington County Highway Department has stated that no additional approach permits will be granted from Sheridan Lake Road.

The infrastructure Design Criteria Manual defines arterial streets as streets that are “...*designed with limited access to preserve capacity and enhance safety.*” Although the proposed property is bordered by four (4) principal Arterial Streets, Sheridan Lake Road conveys the highest traffic volumes and should have access restrictions.

Staff Recommendation: Staff recommends denial of the appeal in order to control access to a high traffic principal arterial street, and to support the policy of Pennington County Highway Department.