



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

MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Brandon Quiett, Engineering Project Engineer

DATE: January 16, 2014

RE: **Appeal of the denial of exception 14EX004**

Block 76 of North Rapid Addition #2, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota

General location is the block bounded by Custer Street on the north, Van Buren Street on the south, North 7th Street on the west, and Dilger Avenue on the east

On December 27th 2013, an exception request was submitted to the Public Works department to allow an alley to serve as primary access to properties within a proposed plat of Block 76 of North Rapid Addition #2. Per the Infrastructure Design Criteria Manual (IDCM) section 2.2.1, an alley is, "A *public way providing a secondary means of access to abutting properties. Alleys shall not provide the only means of access*". The exception request was denied on January 10, 2014. On January 15, 2014, 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 16.04.060.

BACKGROUND: The properties in question are associated with a proposed subdivision of Block 76 within North Rapid Addition #2. Block 76 contains the former Garfield School. The proposed subdivision plan is to plat five (5) lots. Four (4) of the lots will be further subdivided into three unit townhouse lots each when the dwellings are constructed. The former school building will remain on its own lot.

The applicant's intention for using the alley as primary access is to construct ADA compliant access from the proposed carports adjacent to the alley, into the rear of the homes. Per the applicant's Letter of Intent, "*the existing site grades are such that construction of accessible units with direct access from existing streets is not feasible.*" Due to this site constraint, it is reasonable to include pedestrian facilities within the alley design, so residents can access their properties from the surrounding streets. The proposed design is 18' of pavement within 20' of right-of-way, without curb or gutter, or sidewalk. The pavement width is too narrow for primary means of vehicle access and the right-of-way is too narrow to contain a sidewalk. If every proposed lot will use the alley as their primary access, it should be constructed to minimum lane/place

Rapid City Public Works Committee
North Rapid Addition #2
Appeal of exception denial

street standards identified in IDCM Figure 2-1, with 20' of paved surface, curb & gutter, and sidewalk. In addition to curb and gutter facilitating drainage collection, it also gives a vertical separation between the roadway and pedestrian facilities.

City staff believes we can support the use of the alley for primary access to the proposed properties if the alley were constructed to minimum lane/place street standards. Unfortunately staff cannot support the use of the alley as a primary access with the design that the applicant has proposed.

Staff Recommendation: Staff recommends denial of the appeals listed above in order for the applicant to propose an acceptable street design for using the alley as primary access to the proposed properties.