



# CITOF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Community Planning and Development Services

300 Sixth Street

Brett Limbaugh, Director  
Community Planning and Development Services

Phone: 605-394-4120  
e-mail: [brett.limbaugh@rcgov.org](mailto:brett.limbaugh@rcgov.org)  
city web: [www.rcgov.org](http://www.rcgov.org)

May 15, 2014

Kyle Treloar  
Dream Design International, Inc.  
528 Kansas City Street  
Rapid City, South Dakota 57701

RE: **File #14VE007** – Vacation of a Non-Access Easement request for Lot 1 of Block 1 of the Elks Crossing Subdivision, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota.

Dear Mr. Treloar:

The Vacation of a Non-Access Easement request has been denied by City staff based on the following criteria:

- Public Works and Transportation Planning staff has noted that East Minnesota Street is classified as a Minor Arterial Street on the City's Major Street Plan. The Infrastructure Design Criteria Manual Section 2.2.2 states that an arterial street is designed with limited access to preserve capacity and enhance safety. In addition, the Infrastructure Design Criteria Manual Section 2.16.1 states that no access approach shall be located so as to create a hazard or as to invite unsafe vehicular movements. City staff has noted concerns regarding the traffic movements between two intersections which are anticipated for signalization. Traffic movements across multiple lanes of traffic into and out of the property at the proposed access point create unsafe vehicular turning movements. The proposed access is located within a functional area of the East Minnesota Street and Elk Vale Road intersection, at the transitional start of the left turn lane from northbound East Minnesota Street onto westbound Elk Vale Road.
- While the Traffic Impact Study submitted with the initial development of this area does include this access location, the Study does not address the safety concerns of the access's proximity to the two intersections.



EQUAL OPPORTUNITY EMPLOYER

- The non-access easement was dedicated during the original platting of Lot 1 of Block 1 of the Elks Crossing Subdivision in 2009. At that time staff indicated they could not support access from Lot 1 onto East Minnesota Street due to safety concerns with the close proximity to an arterial street and a collector street. Access to Lot 1 can be provided via Marlin Drive. Staff's concerns regarding safety have not changed.

Please note that the denial of this Vacation of a Non-Access Easement (File #14VE007) may be appealed to the City Council by submitting a written request to the Community Planning and Development Services Director within ten days of the denial of the request. The ten day appeal period ends at 5:00 p.m. on May 30, 2014.

If you have any questions or wish to discuss this matter further, please feel free to contact me at (605) 394-4120.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Limbaugh". The signature is stylized and cursive.

Brett Limbaugh, Director  
Community Planning and Development Services