



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

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TO: Public Works Committee

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

DATE: June 2, 2015

RE: Request for Exception to Rapid City Municipal Code Section 16.08 for an indefinite delay in constructing street and utility improvements northwest of driveway access to Copper Ridge Apartments on Golden Eagle Drive adjacent to proposed Tract 1 of Copper Ridge Subdivision, SE¼ Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

A request was received on May 15, 2015 to allow an indefinite delay in constructing a portion of Golden Eagle Drive as it abuts the proposed Tract 1 of the Copper Ridge Subdivision. The proposed development is located west of the intersection of Promise Road and Golden Eagle Drive.

Golden Eagle Drive is identified as a collector street on the City's Major Street plan, requiring 68' of dedicated right-of-way, pavement, curb, gutter, sidewalk, street light conduit, water and sewer per IDCM Figure 2-1 and Section 3. Public improvements are triggered when platting occurs adjacent to the right-of-way. The proposed Tract 1 includes platting approximately 800' of property adjacent to the future Golden Eagle right-of-way.

Sections 16.08 and 16.16 of the Municipal Code require the extension of street and utility improvements within and adjacent to a subdivision as required to address public safety, transportation and utilities. In accordance with the Municipal Code requirements and the Major Street Plan, Golden Eagle Drive adjacent to proposed Tract 1 needs to be constructed, or the improvements otherwise guaranteed, prior to final platting. Delaying construction of the required improvements indefinitely is not an acceptable option. Not addressing the extension of Golden Eagle Drive with the proposed platting and



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development of this adjacent property may restrict or eliminate the means to construct this street in the future and place a hardship on the adjacent properties and City residents.

This request is associated with a Preliminary Subdivision Plan, 15PL032.

Staff Recommendation: Staff recommends that the request to not construct Golden Eagle Drive as it abuts the proposed Tract 1 of Copper Ridge Subdivision be denied.