



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
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July 11, 2012

Ted Schultz, P.E.
CETEC Engineering Services, Inc.
1560 Concourse Drive
Rapid City, SD 57703

RE: File #12VE006 – Vacation of a Non-Access Easement request for Lot 1 of Block 2 of Minnesota Park Subdivision located in Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota (111 Minnesota Street)

Dear Mr. Schultz:

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

- The proposed driveway location does not meet the minimum access approach separation for a principal arterial street as required by Chapter 2.16.7 and Figure 2-9 of the Infrastructure Design Criteria Manual. A minimum corner clearance of 250 feet is required from a signalized intersection on a principal arterial street. The proposed driveway has an approximate 208 foot corner clearance.
- Chapter 2.16.6 of the Infrastructure Design Criteria Manual indicates that access approach spacing “must be sufficient to allow vehicles to safely queue, accelerate, decelerate, and cross-conflicting traffic streams without excessive interference with through traffic or traffic using adjacent access approaches.” The proposed driveway location on 5th Street will create numerous traffic conflicts, hazards and vehicle safety concerns due to potential weaving, vehicle stacking, decelerating and accelerating turning vehicles, high speed through traffic and the entering and crossing of numerous lanes of traffic. The existing non-access easement is in place to prevent an unsafe access approach onto a principal arterial street.

In addition, the speed limit on this section of 5th Street is 45 miles per hour. There are 4 lanes of traffic as well as dedicated left and right turn lanes that extend approximately 340 feet north and south of the intersection at Minnesota Street. The proposed access location is near the center of the stacking right turn lane south of the intersection at Minnesota Street. The proposed location may create potential conflicts with turning



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vehicles, high speed through traffic and weaving movements. There is an existing access approach located on Minnesota Street with full egress and right/left turning movements.

Please note that the denial of this Vacation of a Non-Access Easement (File #12VE006) may be appealed to the City Council by submitting a written request to the Community Planning and Development Services Director within one week of the denial of the request. The one week appeal period ends at 5:00 p.m. on July 18, 2012.

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

Sincerely,



for Brett Limbaugh, Director
Community Planning and Development Services