



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

TO: Public Works Committee

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

DATE: March 4, 2014

RE: Request for Exception to the Rapid City Municipal Code Section 16.16.010 to allow the construction of Phase 3 of Elks Country Estates without constructing the adjacent portion of East Minnesota Street.
Section 16, T1N, R7E, BHM, Rapid City, Pennington County, SD

A request was received on February 2, 2014, to allow the platting and construction of a portion of the proposed Phase 3 of Elks Country Estates without constructing the adjacent portion of East Minnesota Street as it abuts the development. The proposed development is located southeast of the intersection of Padre Drive and Jolly Lane, and the noted section of East Minnesota Street is located east of the southern terminus of Jolly Lane.

East Minnesota Street is identified as a minor arterial street on the City's Major Street plan, requiring 100' of dedicated right-of-way, pavement, curb, gutter, sidewalk, street light conduit, water and sewer per IDCM Figure 2-1 and Section 3. East Minnesota Street exists today in 100' of right-of-way adjacent to the proposed plat that was previously dedicated via an H-lot, however no improvements are currently in place adjacent to the proposed development. Public improvements are triggered when platting occurs adjacent to the right-of-way. The proposed plat includes platting approximately 350' adjacent to the existing East Minnesota Street right-of-way.

Rapid City Municipal Code, Section 16.16.040 Streets, states:

"B. Where appropriate, proposed streets shall be extended to the boundary lines of the tract or parcel to be subdivided in order to ensure access to adjoining parcels of land. Property abutting a proposed subdivision shall not be left land-locked by such proposed subdivision. Unusable reserve strips controlling access to streets shall be prohibited.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

The Applicant's master plan shows the adjacent property abutting East Minnesota Street south of the proposed development will be utilized as a stormwater drainage and detention pond. This portion of East Minnesota Street is currently included in Tax Increment District (TID) No. 74 (East Minnesota St. 8.2.13), as well as being included within the limits of TID No. 65 (Minnesota St., 9.4.07). However, the approval of a TID does not guarantee or require that improvements will be constructed. The City has previously reviewed construction plans for East Minnesota Street.

This portion of East Minnesota Street is located at the eastern limits of the Applicant's property and is needed to provide utilities and a street connection to the property to the east. Not addressing the extension of East Minnesota Street with the proposed platting and 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, 14PL007.

Staff Recommendation: Staff recommends that the request to not construct East Minnesota Street as it abuts the proposed Phase 3 of Elks Country Estates be denied.