



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

## Growth Management Department

300 Sixth Street

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### MEMORANDUM

TO: Public Works Committee

Cc: File 07EX155

FROM: Mary Bosworth, PE, Engineering Project Manager

DATE: January 29, 2008

RE: Appeal of Denial of Request to Access Higher Traveled Street Frontage, Tract C-2 (Proposed Convenience Store), McMahon Subdivision

A request was submitted by Dream Design International, Inc. on January 4, 2008, to allow access on the higher traveled street frontage for the referenced property located on the north side of Kathryn Avenue and west of Haines Avenue. The request is associated with Planned Commercial Development No. 07PD098 for a convenience store and gas station. (*Note Associated Exceptions: 07EX153 for a thirty-six foot (36') driveway opening width was previously approved for Kathryn Avenue on January 7, 2008; 07EX154 for a thirty-six foot (36') driveway opening width was previously denied for Haines Avenue on January 7, 2008.*)

Section 8.2.1.1 of the City of Rapid City Street Design Criteria Manual states: "If a property has frontage on more than one street, access will be permitted only on the less traveled street frontage, where standards can be met." The proposed development site has street frontage on Haines and Kathryn Avenues and site plans show two proposed driveways, with one driveway located on each side of the property. Per the current Major Street Plan, Haines Avenue is classified as a principal arterial and Kathryn Avenue is classified as a local street. In addition, the site plan shows an approach corner clearance of 115'. Per the SDCM Section 8.2.3, the minimum approach corner clearance required is 170' (Figure 8-1 using the following parameters: Arterial street, speed limit 40 mph, stop sign intersection). A driveway approach off Haines Avenue will intersect an existing eight foot (8') pedestrian sidewalk/bikepath. (*Note: There is not a sidewalk on the opposite (east) side of Haines Avenue.*) The site of the convenience store is located adjacent to existing residential neighborhoods and there is a proposed school and park site west of the site. As this area continues to develop, it is anticipated there will be an increase in pedestrian traffic using the sidewalk/bikepath. Allowing access to Haines Avenue will present safety hazards for pedestrian traffic and will not provide safe and orderly vehicle access to and from this property. The driveway approach off Kathryn Avenue provides adequate access to the site.

**Staff Recommendation:** Staff recommends denial of the request to allow access to the higher traveled street frontage.



EQUAL OPPORTUNITY EMPLOYER