



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

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MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Brandon Quiett, Engineering Project Engineer

DATE: April 20, 2013

RE: **Appeal the denial of exceptions 13EX056, 13EX057, 13EX058, & 13EX059**

The SW1/4 of the SW1/4 and the SE1/4 of the SW1/4 Lying South of Lot H2 and Lot P2 excepting there from the east 480' of the SE1/4 of the SW1/4 and excepting there from Moon Meadows Estates and Less Right-of-way, all located in Section 28, T1N, R7E, BHM, Pennington County, South Dakota

On March 26th 2013, seven (7) exception requests were submitted to the Public Works department to waive the requirement for subdivision improvements related to the proposed Dunsmore Subdivision. The developer's proposed subdivision plan is to divide a 40 acre parcel of land into four (4) lots, with each lot approximately 10 acres in size. All seven exception requests were denied by Staff on April 12, 2013. On April 15, 2013, the applicant notified City staff of their desire to appeal the denial to City Council pursuant to the City of Rapid City Municipal Code Chapter 16.08010.F.

BACKGROUND: The property in question is located outside of the City limits within the City's three (3) mile platting jurisdiction, in Pennington County. This property is bordered by four (4) principal arterial streets identified on the City's Major Street plan: Sheridan Lake Road on the north, Dunsmore Road on the west, Moon Meadows Drive on the south, and a proposed principal arterial street on the east. The Sheridan Lake Road area has been within the top three regions of single family residential growth within the Rapid City metropolitan area for the past five years. Approximately 1/3 of the western portion of this property is identified as commercial in the City's future land use plan.

Within the City of Rapid City the majority of new public infrastructure comes through the enforcement of the Subdivision regulations in Chapter 16 of Rapid City Municipal Code. When subdividing property the developer is required to construct improvements as identified in the City's comprehensive plan in order to accommodate the street and infrastructure needs for future growth and development.

Rapid City Public Works Committee
 Dunsmore Subdivision
 Appeal of exception denials

13EX056 - Request for exception to waive the requirement to install 36' of pavement, curb and gutter, street light conduit, water main, and to dedicate an additional 10' of ROW along Sheridan Lake Road.

When considering this appeal please keep in mind that the request can be approved or denied in part. Each of the following items should be considered individually when evaluating your decision:

- (1) **pavement width of 36' min.** – the existing pavement width is approximately 26' wide
- (2) **curb and gutter**
- (3) **street light conduit**
- (4) **water main** – a 12" water main is identified on the Utility System Master Plan for Sheridan Lake Road at the location of this site
- (5) **dedication of an additional 10' of ROW** – ROW dedication is not typically waived during platting

Sheridan Lake Road is located along the north lot line of the property and is classified as a principal arterial street on the City's Major Street Plan. Per the Infrastructure Design Criteria Manual, principal arterial streets shall be located within a minimum 100' right-of-way, and shall be constructed with a minimum of 36' of pavement, curb gutter, sidewalk, street light conduit, water, and sewer. A sanitary sewer trunk main is already located in Sheridan Lake Road.

13EX057 - Request for exception to waive the requirement to install 36' of pavement, curb and gutter, street light conduit, water main, sewer main, and to dedicate an additional 17' of right-of-way along Dunsmore Road.

When considering this appeal please keep in mind that the request can be approved or denied in part. Each of the following items should be considered individually when evaluating your decision:

- (1) **pavement width of 36' min.** – the existing pavement width is approximately 24' wide
- (2) **curb and gutter**
- (3) **street light conduit**
- (4) **water main** – A 16" water main is planned from Sheridan Lake Road, south on Dunsmore and then along Moon Meadows to Hwy 16. The connection points have already been stubbed at Sheridan Lake Road and at Hwy 16 for this connection.
- (5) **Sewer main**
- (6) **dedication of an additional 17' of ROW** – ROW dedication is not typically waived during platting

Dunsmore Road is located along the west lot line of the property and is classified as a principal arterial street on the City's Major Street Plan. Per the Infrastructure Design Criteria Manual, principal arterial streets shall be located within a minimum 100' right-of-way, and shall be constructed with a minimum of 36' of pavement, curb gutter, sidewalk, street light conduit, water, and sewer.

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13EX058 - Request for exception to waive the requirement to install 36' of pavement, curb and gutter, street light conduit, water main, sewer main, and to dedicate an additional 17' of right-of-way along Moon Meadows Drive.

When considering this appeal please keep in mind that the request can be approved or denied in part. Each of the following items should be considered individually when evaluating your decision:

- (1) **pavement width of 36' min.** – the existing pavement width is approximately 24' wide
- (2) **curb and gutter**
- (3) **street light conduit**
- (4) **water main** – A 16" water main is planned from Sheridan Lake Road, south on Dunsmore Road and the within moon Meadows ROW to Hwy 16. The connection points have already been stubbed at Sheridan Lake Road and at Hwy 16 for this connection.
- (5) **sewer main**
- (6) **dedication of an additional 17' of ROW** – ROW dedication is not typically waived during platting

Moon Meadows Drive is located along the south lot line of the property and is classified as a principal arterial street on the City's Major Street Plan. Per the Infrastructure Design Criteria Manual, principal arterial streets shall be located within a minimum 100' right-of-way, and shall be constructed with a minimum of 36' of pavement, curb gutter, sidewalk, street light conduit, water, and sewer.

13EX059 - Request for exception to waive the requirement to install 36' of pavement, curb and gutter, street light conduit, water main, sewer main, and to dedicate 100' of right-of-way for the proposed principal arterial street shown on the Major Street Plan.

When considering this appeal please keep in mind that the request can be approved or denied in part. Each of the following items should be considered individually when evaluating your decision:

- (1) **pavement width of 36' min.**
- (2) **curb and gutter**
- (3) **street light conduit**
- (4) **water main** – water main within this roadway is necessary for water system looping purposes
- (5) **sewer main**
- (6) **dedication of 100' of ROW** – ROW dedication is not typically waived during platting

The proposed principal arterial street that is identified on the City's Major Street Plan is located along the east lot line of the property. Per the Infrastructure Design Criteria Manual, principal arterial streets shall be located within a minimum 100' right-of-way, and shall be constructed with a minimum of 36' of pavement, curb gutter, sidewalk, street light conduit, water, and sewer.

This proposed roadway will provide a future connection to the north across Sheridan Lake Road.

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SUMMARY: The majority of Rapid City's new infrastructure is built through subdivision of property and is built in accordance with the comprehensive street and utility plans in order to support growth and development. The proposed subdivision is bordered by four (4) principal arterial streets whose traffic volumes and infrastructure demand will only increase within this rapidly growing area for single family development. Waiving street and infrastructure improvements may become an obstacle for growth within the surrounding area.

Staff Recommendation: Staff recommends denial of all the appeals listed above in order to upgrade the street and utility infrastructure within this rapidly growing area, and achieve the goals of the City's comprehensive street and utility plans.