REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS

PROJECT Preliminary Subdivision Plan - Boomshockalocka, LLC

DATE: 09-28-18

SUBMITTED BY: Kyle Trelor, KTM Design Solutions, Inc.

PIN #: 2121300004

LEGAL DESCRIPTION:
Dyess Subdivision, located in Section 21, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION 2.3 STD / CRITERIA / REG Criteria

DESCRIPTION OF REQUEST:
Allow a reduced pavement width for Dyess Avenue (a minor arterial street). The existing pavement width is approximately 22'. Waive the requirement to install Curb and Gutter and Street Light Conduit

JUSTIFICATION:
(Please use back of sheet if additional room is needed)
Currently Dyess Avenue has an approximate width of 22 feet. To improve only a small section of the roadway adjacent to the subject property only would create an inconsistent roadway section. If Dyess Avenue was improved to meet this section of the IDCM the roadway ditches would need to be filled. The installation of Curb and Gutter creates a discontinuous street section.

SUPPORTING DOCUMENTATION: □ Yes □ No

PROPERTY OWNER'S SIGNATURE**:

**Or Agent, if previously designated by the Owner in writing.

FOR STAFF ONLY

STAFF COMMENTS: See attached letter dated 10/12/2018

STAFF RECOMMENDATION: Deny - See attached letter dated 10/12/2018

REVIEWS BY: Roger Olson

DATE: 10/12/2018

AUTHORIZATION:

□ APPROVED □ DENIED

COMMUNITY PLANNING DIRECTOR

DATE: 10/12/18

PUBLIC WORKS DIRECTOR

DATE: 10/15/18

FILE #: 18EX114

ASSOCIATED FILE#: 18PLO93

OCT - 3 2018

ENGINEERING SERVICES

Copy to Utility Maintenance: ______ Copy to Water: ______ Copy to Waste Water: ______ Copy to Streets: ______ Copy to Traffic: ______ Copy to Construction: ______
October 15, 2018

KTM Design Solutions
Kyle Treloar
528 Kansas City Street, Suite 4
Rapid City, SD 57701

Re: Exception File No. 18EX114

Dear Kyle Treloar:

Enclosed please find a copy of the original exception request that was filed with the assigned file number and the decision details.

In the event that an exception request is denied, the Director of Public Works or the Director of Community Planning will advise the applicant of such denial in writing. Any applicant that disputes the denial of an exception may appeal such denial. In order to appeal the denial the applicant shall file a written request of appeal to the Director within ten (10) working days of the denial. The appeal will be placed on the next Public Works Committee agenda, which will then go to The City Council for final consideration.

If you have any questions or need additional information, please contact our office at 605-394-4154.

Sincerely,

Kelly Langenbau

Kelly Langenbau
Administrative Secretary

Enclosure
### DESIGN STANDARD / CRITERIA / REGULATION EXCEPTION REQUEST

<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete application, signed by the property owner(s) or their authorized designee</td>
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<tr>
<td>A written narrative explaining and justifying the request</td>
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<tr>
<td>Supporting Documentation</td>
<td></td>
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</tbody>
</table>

**SUPPORTING DOCUMENTATION MUST INCLUDE THE FOLLOWING INFORMATION, AS APPLICABLE**

- [x] Map to identify location of the request
  - SEE ATTACHED PDF
- [x] Scaled construction drawing to illustrate the request
  - SEE ATTACHED PDF
- [x] Design calculations and/or analysis to support the request
  - SEE ATTACHED PDF
- Other information to support the request

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**APPLICANT SIGNATURE:**

**DATE:**

**STAFF SIGNATURE:**

**DATE:**

Revised: 1/2013
October 12, 2018

KTM Design Solutions, Inc.
Attn: Kyle Treloar
kyle@ktmdsi.com
(605) 791-5866

Re: Request to waive the requirements to install curb and gutter and street light conduit in Dyess Ave,
City File #18EX114
Related City Files 18PL093, 17PL022

Dear KTM Design Solutions, Inc.,

The request to waive the requirements to install additional pavement, curb, gutter and street light conduit in Dyess Avenue is denied.

Subdivision improvements including pavement, curb, gutter, sidewalk, street light conduit, water main and sewer main are triggered during the platting process for all adjacent roadways. The proposed Dyess Subdivision plat has frontage to Dyess Avenue for approximately 1000' and Dyess Avenue exists today with 22' wide rural pavement section, with ditches for drainage, a 16" water main and a 15" sewer main. Dyess Avenue is an arterial street identified on the City's major street plan requiring a minimum 36' wide pavement with curb, gutter, sidewalk and street light conduit. Dyess Avenue needs to be constructed to arterial street standards to accommodate the proposed plat that includes platting 12 industrial lots. The existing street is not constructed to handle development in the area.

In recent years the City has improved Dyess Avenue up to the Seger Drive intersection, which is located approximately 640' to the south of this plat. All of these improvements were provided and planned for with the extension of Dyess Avenue. Street improvements need to be extended in Dyess Avenue to achieve the goals of the City's comprehensive street plans to provided public infrastructure for future growth and surrounding development. Subdivision improvements should be installed at the time of plat, as required by Ordinance.

Please note that the proposed plat is leaving an unplatted balance out of the existing parcel, on the south side of the parcel, which has an additional 300' of frontage along Dyess Avenue. The majority of the unplatted balance is located within 100 year flood plain. So while the current proposed plat is approximately 640' from the improved Seger Drive and Dyess Avenue intersection, the developer owns the property adjacent to the Dyess Avenue right-of-way only 300' from the improved road.
In the past, exceptions have been denied to waive the construction of these same improvements in Dyess Avenue on the basis that the existing street improvements are not constructed to handle industrial traffic and additional development in the area (Reference City Files 13EX116, 13EX117, 17EX101, 17EX103 and 17EX104). This is still the same opinion of Staff today.

Please note that construction plans for sidewalk are a requirement of the platting process with the developer responsible to construct sidewalk at intersections, handicap ramps, sidewalk on unbuidable parcels, and provide grading for the installation of sidewalks along all public right-of-ways. However, sidewalks along buildable parcels is not required until a building permit is obtained on a parcel. If sidewalk is not desired at the time of building permit, a sidewalk variance must be obtained from the City Council as allowed for by Rapid City Municipal Code.

The denial of this exception request may be appealed to the City Council by requesting it be placed on the next Public Works Committee agenda. The City Council has final approval of exception requests. In order to appeal the denial the applicant shall file a written request of appeal to the Public Works Director within 10 working days of the denial. Please contact the Public Works Engineering Department if you desire to appeal.

Sincerely,
City of Rapid City

Roger Olsen

Roger Olsen, Project Engineer