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

PROJECT: East Mall Drive Commercial Park

DATE: 10/20/2016  SUBMITTED BY: James Wanre, KTM Design Solutions, Inc.

PIN #: 2128326007  james@ktmdsi.com, (605) 348-0538

LEGAL DESCRIPTION: That PT of SW1/4 N or I-90 Less Lot 3 of Starlite Subdivision, Less GLM Subdivision No 2, Less Forefather Flats Subdivision, Less Lot H15 and Less Right of Way

Proposed: Lots 1-4 of the East Mall Drive Commercial Park, Located in S26, T2N, R8E, BHM, Rapid City, Pennington Co, SD

EXCEPTION REQUESTED: SECTION 16  STD / CRITERIA / REG

DESCRIPTION OF REQUEST: Waive the requirements to construct a industrial street section per IDCM requirements (ie water main, sanitary sewer main, curb and gutter, sidewalk, street lighting, and pavement width of 26 feet)

JUSTIFICATION:
(Please use back of sheet if additional room is needed) Currently Dyess Ave exists as a rural roadway section that utilizes roadside ditches with a pavement width of approximately 22'. The majority of the property adjacent to Dyess Ave is zoned as industrial which typically doesn't produce foot traffic that would utilize sidewalks. The installation of curb and gutter would impact existing drainage patterns. Installation of street lights in a rural roadway present an impact hazard. The roadway will have limited access.

SUPPORTING DOCUMENTATION: □ Yes  □ No

PROPERTY OWNER'S SIGNATURE**:  
**Or Agent, if previously designated by the Owner in writing.

DATE: 10/20/16

FOR STAFF ONLY

STAFF COMMENTS: See attached letter.

STAFF RECOMMENDATION: Deny, see attached letter.

REVIEWED BY: □ Yes  □ No

DATE: 11/3/16

AUTHORIZATION:

□ APPROVED  □ DENIED

COMMUNITY PLANNING DIRECTOR

□ APPROVED  □ DENIED

PUBLIC WORKS DIRECTOR*

DATE

FILE #: 16EX158

ASSOCIATED FILE#: 16P097

*Public Works Director's signature is not required for CD
Length to Width Exceptions, Ordinance No. 5434.

Copy to Utility Maintenance:  ____  Copy to Water:  ____  Copy to Waste Water:  ____  Copy to Streets:  ____  Copy to Traffic:  ____  Copy to Construction:  ____

OCT 21 2016

ENGINEERING SERVICES

RECEIVED

Revised 08/3/12
November 3, 2016

KTM Design Solutions
James Warne
528 Kansas City Street, Suite 4
Rapid City, SD 57701

Re: Exception File No. 16EX158

Dear James Warne:

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,

Susan Donat

Susan Donat
Administrative Secretary

Enclosure
November 3, 2016

James Warne
KTM Design Solutions, Inc.
528 Kansas City Street
Rapid City, South Dakota 57701

Re: Request for Exception to waive the requirement to construct a portion of Dyess Avenue, City File #16EX158, Related Files 16PL097

Dear James,

The Request for Exception to Chapter 16 of the Rapid City Municipal Code (RCMC) to waive the requirement to construct a portion of Dyess Avenue south of East Mall Drive is denied.

By submitting a Preliminary Subdivision Plan for a proposed development south of East Mall Drive and East of Dyess Avenue, Sections 16.12 and 16.16 of the RCMC require that the developer construct public improvements on Dyess Avenue south of East Mall Drive for approximately 700 feet. Staff recommendation is the City will partner with the developer of the proposed East Mall Drive Commercial Park subdivision. The developer will be responsible for one-half of the cost to construct Dyess Avenue south of East Mall Drive with a commercial street classification, through the planned access approach to the proposed development, a distance of approximately 360 feet. Construction will include a paved surface, curb, gutter, sidewalk, sanitary sewer and street light conduit. Staff will make a recommendation to City Council to pursue the funding necessary to finance the remainder of the project.

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

[Signature]

Dan Kools, P.E., P.L.S., CPESC
Project Engineer

EQUAL OPPORTUNITY EMPLOYER