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

PROJECT: Platting along Luna Ave.

DATE: 09/30/2016

SUBMITTED BY: Renner Associates, LLC
Include Name, Company Name, Email Address & Phone Number:

PIN #: 64689
616 6th Street, RC 57701 mitch@rennerassoc.com

LEGAL DESCRIPTION: A portion of Tract C, Rushmore Center,
Section 30, T2N, R6E, BHM, Rapid City, Pennington County, SD

EXCEPTION REQUESTED: SECTION FIG 2-1 STD / CRITERIA / REG
DESCRIPTION OF REQUEST: Not to dedicate additional ROW along Luna Ave.

JUSTIFICATION:
Luna Ave. was dedicated right-of-way in 2008 per design standards.
The street was designed and constructed per the City of Rapid City's Design Standards. In 2012 the City adopted
a new criteria manual changing the ROW width for a collector street. We are requesting to not to dedicate 4'
additional ROW along Luna Ave. as this street most likely will not increase in width from its current 3 lanes.

SUPPORTING DOCUMENTATION:
☐ Yes  ☐ No

PROPERTY OWNER'S SIGNATURE**: LzUH~1/1~1111 DATE: 9-30-16
**Or Agent, if previously designated by the Owner in writing.

STAFF COMMENTS: Luna Ave with Business Center was constructed in 2008
with 36’ generous, C & G, 16’ stormwater, storm sewer & 4’ sidewalk,
in the minimum required Collector ROW of 60’.

STAFF RECOMMENDATION: Deny. It is 116' street & utility improvement; did not fit in required ROW. Additional ROW needed to occur Wether main, hydro, gas, sanitary, & for 5’ wide sidewalk.

REVIEWED BY: 10-14-16

AUTHORIZATION:
☐ APPROVED  ☐ DENIED

COMMUNITY PLANNING DIRECTOR
☐ APPROVED  DATE: 10-14-16

PUBLIC WORKS DIRECTOR
☐ APPROVED  DATE: 10/12/16

FILE #: 16 EX 147
ASSOCIATED FILE#: 16 PB 099

Copy to Utility Maintenance:  Copy to Water:  Copy to Waste Water:  Copy to Streets:  Copy to Traffic:  Copy to Construction:
October 14, 2016

Mr. Rich Huffman
HDRK Properties, LLC
516 5th Street
Rapid City, SD 57701

Re: Request for Exception to not dedicate additional Collector Street Right-of-Way along Luna Avenue;
   Preliminary Subdivision Plan, proposed Lot 3 of Tract C, Rushmore Center, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

Dear Mr. Huffman,

The Request for Exception to not dedicate additional collector street right-of-way for the referenced project is denied.

In accordance with the City's adopted Infrastructure Design Criteria Manual, Paragraph 2.3 Minimum Right of Way/Pavement Widths, and Figure 2.1, a Collector Street requires a minimum street pavement width of 24 feet, 5-foot wide property line sidewalks and a minimum right-of-way width of 68 feet. In 2008 Luna Avenue, within the Rushmore Center Subdivision, was designed and constructed with a 3 lane 36-foot wide pavement section, curb and gutter, one 16-inch High Level water transmission main and one 20-inch Low Level water transmission main, two 2-inch street light conduits, 4-foot wide sidewalks and 18, 24 and 36-inch sections of parallel storm sewer piping within the 60-foot wide ROW. Plan Sheets 2, 7, 8 and 9 from the Rushmore Center Luna Avenue Record Drawings are attached for reference. The northern portion of Luna Avenue, which was constructed with Rushmore Crossing, included 36 feet of pavement, curb and gutter, two water mains, sidewalks and is constructed within a 72-foot wide ROW.

The minimum ROW dedicated with the Rushmore Center Development was not adequate for the installed improvements including the additional 12-feet of pavement and two large diameter water transmission mains. The fire hydrants and water service valves were placed outside of the current ROW due the physical limitations of installing the actual water piping, valves, services and related components, vehicle and pedestrian safety clearance and future sidewalk installation. Portions of the 20-inch water main is most likely against or under the east property line and generally un-accessible for maintenance, repair or
service connections. Securing the additional ROW as required will provide additional space for accessing or working on the water mains, hydrants and services, prevent the required 5-foot wide sidewalk from being installed over the top of both water transmission mains and increase the separation between pedestrians and vehicles traveling along Luna Avenue.

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. Please contact the Public Works Engineering Department if you desire to appeal. The City Council has final approval of exception requests.

Sincerely,

City of Rapid City

Ted Johnson, P.E.
Engineering Project Manager

Encl:  As noted.

Cc:  Renner Associates, LLC
     Planning File 16PL094