RE: File #16VE024 - Vacation of a note on a plat located on Lot 5 in Block 1 of I-90 Heartland Business Park, Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

Dear Mr. Tlustos:

The Vacation of a Note request on a Plat that states “no access to Lot 5 of Block 1 from North Elk Vale Road” has been denied by City staff based on the following criteria:

- Access to the I-90 Heartland Business Park was established during the platting process with access to Lot 5 of Block 1 identified to be taken from Seger Drive. Elk Vale Road is identified as a Principal Arterial Street on the City's Major Street Plan. As per Section 2.2.2 of the Infrastructure Design Criteria Manual, arterial streets serve the highest traffic volume corridors and are designed with limited access to preserve capacity and to enhance safety. Lot 5 of Block 1 has access to Seger Drive, a lower order street.

- Based on the submitted site plan, a right-in / right-out access approach onto Elk Vale Road would be difficult to enforce with a high probability that drivers would use the most direct route to access the property rather than entering the property from the west along Taggart Road as proposed.

- Three approaches have been identified to be taken from North Elk Vale Road for the I-90 Heartland Business Park and have been identified on the plat as common access easements shared among Lots 1 through 4 of Block 1. These lots have no other access than from Elk Vale Road and access has been designed to be shared thus limiting the number of approaches onto Elk Vale Road.

- It is anticipated that the intersection of North Elk Vale Road and Seger Drive will be signalized in the future. The intersection is not currently signalized. As per Figure 2-9 of the Infrastructure Design Criteria Manual, any proposed approach to Lot 5 of Block 1 must
be at least 250 feet from the signalized intersection of North Elk Vale Road and Seger Road to meet the minimum access approach clearance. Vacating the note on a plat may cause a conflict in the future between the proposed approach location and the future signalization of the intersection.

Please note that the denial of this Vacation of a Note on a Plat (File #16VE024) may be appealed to the City Council by submitting a written request to the Community Planning and Development Services Director within 10 days of the denial of the request. The ten day appeal period ends at 5:00 p.m. on December 15, 2016.

If you have any questions or wish to discuss this matter further, please feel free to contact me at (605) 394-4120.

Sincerely,

[Signature]

Dale Tech, P.E., L.S.
Interim Community Planning and Development Services Director,
Interim Public Works Director,
and City Engineer