

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

PROJECT Johnson Ranch Subdivison

DATE: 1-20-17 SUBMITTED BY: KTM Design Solutions - Kyle Treloar

PIN #: _____

LEGAL DESCRIPTION: See Attached

EXCEPTION REQUESTED: SECTION _____ STD / CRITERIA / REG Standard

DESCRIPTION OF REQUEST: Waive the requirement to install curb, gutter, sidewalk, watermain, sanitary sewer and street light conduit and allow a minimum paving width of 23' along South Valley Drive

side walk exception is not applicable

JUSTIFICATION: South Valley Drive is a Pennington County road designed to rural county road standards. The street drainage is routed through existing drainage ditches that also act as snow storage areas. The area is also located within the RVSD service area and 10" sanitary sewer and 8" water main existing within the right-of-way. Street lighting has been previously constructed.

↑ per RVSD, 10" sewer is adequate

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**: *[Signature]* DATE: 1-20-17

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

-----FOR STAFF ONLY-----

STAFF COMMENTS: South Valley Drive is a County street and is identified as a Collector Street per the Major Street Plan. Pennington Co. has indicated street needs to be improved to Collector street std.

STAFF RECOMMENDATION: Deny request to not improve street to collector standards. RVSD water system improvements may be required per master planning & system operations mts.

REVIEWED BY: *[Signature]* DATE: 2-7-17

AUTHORIZATION: APPROVED DENIED
[Signature] 2-7-17

GROWTH MANAGEMENT DIRECTOR APPROVED DENIED
[Signature] 2-7-17

PUBLIC WORKS DIRECTOR* per staff recommendation APPROVED DENIED
[Signature] 2-7-17

RECEIVED

JAN 24 2017

ENGINEERING SERVICES

FILE #: 17EX010

ASSOCIATED FILE#: 17PH004
17-1343

Revised 11/06/07

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5232.



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: www.rcgov.org

February 10, 2017

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

Re: Exception File No. 17EX010

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,

Susan Donat

Susan Donat
Administrative Secretary

Enclosure



EQUAL OPPORTUNITY EMPLOYER



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

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February 7, 2017

Mr. Kyle Treloar
KTM Design Solutions
528 Kansas City Street
Rapid City, SD 57701

Re: Request for Exception to waive the requirements to install curb, gutter, sidewalk, water main, sanitary sewer and street light conduit, and allow a minimum paving width of 23 feet along South Valley Drive.

Proposed Johnson Ranch Subdivision, southeast of the intersection of East St. Patrick Street and South Valley Drive.

The N1/2 of the NW1/4 excepting therefrom Lot HS of the NE1/4 of the NW1/4; the N1/2 of the SE1/4 of the NW1/4 excepting therefrom Lot H1; Lot AB of the NW1/4 as shown by the Plat recorded in Book 12 of the HWY Plats on Page 17, located in Section 9, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

Dear Mr. Treloar,

The Request for Exception to waive the requirements to install curb, gutter, and street light conduit, and allow a minimum paving width of 23 feet along South Valley Drive for the referenced project is denied. As noted in the exception request, South Valley Drive is currently constructed to a rural county road section with 23 foot wide paving and drainage ditches.

The City's Major Street Plan shows South Valley Drive as a Collector Street which, per the Infrastructure Design Criteria Manual, requires a minimum 24 foot pavement width, curb, gutter, street light conduit, sanitary sewer, water and sidewalk. In addition, Pennington County has indicated the street needs to be improved to a three lane section to accommodate through traffic and turning movements into and out of the proposed driveway accesses and street connection for the future subdivision as well as existing street and driveway connections on the west side of South Valley Drive.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

The development area, including South Valley Drive, is within the Rapid Valley Sanitary District (RVSD) boundaries and will be served by RVSD sewer and water utilities. Currently, a 10-inch sanitary sewer main and 8-inch water main exist in South Valley Drive. The RVSD has indicated the 10-inch sewer main appears adequate for the existing and future service area. The RVSD Master Plans indicates a 12-inch water main is required in South Valley Drive. RVSD is currently analyzing its water system and future service needs, and may require improvements or upsizing of the water main in this area.

Per Rapid City Municipal Ordinance 12.08, sidewalk is required at the time of building permit, and is not considered a subdivision improvement, although street grading and construction of street improvements should consider the location and installation of future sidewalks. Per Ordinance, waiving sidewalk installation requires a variance from City Council and this sidewalk exception request is not applicable.

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 T. Johnson

Ted Johnson, P.E.
Engineering Project Manager

Encl: As noted.

Cc: Planning File 17PL005, DEV 17-1343



EXISTING LEGAL DESCRIPTION

Tax ID: 52691

THE N1/2 OF THE NW1/4 EXCEPTING THEREFROM LOT H5 OF THE NE1/4 OF THE NW1/4; THE N1/2 OF THE SE1/4 OF THE NW1/4 EXCEPTING THEREFROM LOT H1; LOT AB OF THE NW1/4 AS SHOWN BY THE PLAT RECORDED IN BOOK 12 OF THE HWY PLATS ON PAGE 17, LOCATED IN SECTION 9, T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

Owner: BH CAPITAL LLC

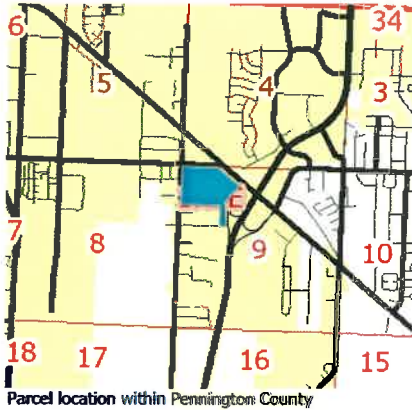
PROPOSED LEGAL DESCRIPTION

LOTS A, B, C, D, E, F, G, TRACTS A AND B, LOTS 1-25 OF BLOCK 1, LOTS 1-23 OF BLOCK 2 AND LOTS 1-44 OF BLOCK 3, OF THE JOHNSON RANCH SUBDIVISION, ALL LOCATED IN SECTION 9, T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

Rapid City-Pennington County Parcel Report

Parcel ID: 3809176003

Report generated 1/20/2017 4:36:52 PM



Parcel Information

PIN: 3809176003

Tax ID: 52691

Owner Last Name: BH CAPITAL LLC

Owner First Name:

Mailing Address: 528 KANSAS CITY ST SUITE 4

Mailing City/State: RAPID CITY

SD

Zip Code: 57701

Acres: 48.83

Land Value: 40400

Non-ag Structure Value: 0

Legal: PT N1/2NW1/4 LESS LOT H5 OF NE1/4NW1/4;
N1/2SE1/4NW1/4 LESS LOT H1; LOT AB OF NW1/4

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.