

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

PROJECT Highpointe Ranch

DATE: 12/13/2016 SUBMITTED BY: Kyle Treloar, KTM Design Solutions, Inc.

PIN #: 3720400001 Kyle@ktmdsi.com, (605) 791-5866

LEGAL DESCRIPTION: E1/2NE1/4SW1/4SE1/4; and the SE1/4SE1/4, located
Section 20, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION 16.16.10 STD / CRITERIA / REG Criteria

DESCRIPTION OF REQUEST: Waive the requirements to install 26 foot wide paved surface,
curb and gutter, sidewalk, street light conduit, water and sewer in the section line right-of-way located along the eastern
boundary of the property.

JUSTIFICATION: See Attached Justification Letter
(Please use back of sheet if additional room is needed)

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**: [Signature] DATE: _____

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

FOR STAFF ONLY

STAFF COMMENTS: See attached letter dated 3/6/2017.

STAFF RECOMMENDATION: Deny. See attached letter dated
3/6/2017.

REVIEWED BY: [Signature] DATE: 3/6/2017

AUTHORIZATION: [Signature] APPROVED DENIED
3-6-17

COMMUNITY PLANNING DIRECTOR [Signature] APPROVED DENIED
DATE 3-6-17

PUBLIC WORKS DIRECTOR* _____ DATE _____

FILE #: 17EX031

ASSOCIATED FILE#: 16PL103

Revised 08/3/12

RECEIVED

*Public Works Director's signature is not required for Lot

Length to Width Exceptions, Ordinance No. 5434 **JAN 27 2017**

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

**ENGINEERING
SERVICES**



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

March 6, 2017

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

Re: Request to waive the requirements to install a 26' wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer in the Section Line Right-of-Way along the Eastern Boundary of the Property.
Associated with Highpointe Ranch Subdivision
City File # 17EX031, Associated Files 16PL103

Dear KTM Design Solutions,

The request to waive the requirements to install a 26' wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer in the Section Line Right-of-Way along the Eastern Boundary of the Property 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 Highpointe Ranch Subdivision is adjacent to a Section Line Right-of-Way on the east boundary for approximately 1280', thus triggering subdivision improvements within the adjacent section line. The proposed lots within the Highpointe Ranch Subdivision are provided access and utilities through an internal street network, however, the improvements in adjacent roadways are triggered with the platting process even if they aren't needed to specifically serve the development. At this time it is unknown if this section line is needed for access and utilities in the future.

Staff had suspended this exception request to allow for the applicant to obtain the concurrence from the adjacent property owner to the east regarding this request. The applicant has since provided verbal confirmation that they are not able to provide concurrence from the property owner to the east. Without concurrence of the neighboring property to the east, Staff cannot support the request as the request impacts properties on both sides of the section line.

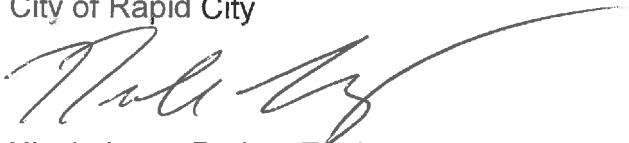


EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

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

A handwritten signature in black ink, appearing to read 'Nicole Lecy', with a long, sweeping horizontal line extending to the right.

Nicole Lecy, Project Engineer

January 27, 2017

Nicole Lecy
Development Review – City of Rapid City
300 Sixth Street
Rapid City, SD 57701

RE: Request for Exception to Rapid City Design Criteria
Highpointe Ranch Subdivision – Section Line Right-of-Way
KTM Project No. 16-0817
RC Project No. 16PL103

Dear Mrs. Lecy:

The purpose of this letter is to provide justification to supplement the attached request for Exception to Rapid City Design Criteria Manual for the above referenced project. Specifically, Item 7 as identified in the staff report dated December 8, 2016 regarding the section line located along the east property line.

The exception request is to waive the requirements to install a 26' wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer within the existing section line right-of-way (ROW) per the Rapid City Infrastructure Design Criteria Manual (IDCM). The following is a list of justifications to support the request:

1. The Major Street Plan as adopted by the city of Rapid City (See attached Exhibit A) identifies the continuation of Poppy Trail as a Collector street. The construction of the section line road would interfere with the operation of the collector street and provide redundant street networking.
2. The construction of the section line road would potentially divert traffic intended for the collector street Poppy Trail onto Dunsmore Road (a local street) and increase traffic and congestion in the Red Rocks Meadows residential neighborhood.
3. The terrain along the section line varies rapidly and does not lend itself to a reasonable or logical location of a street. Construction limits imposed by the 66' wide ROW severely limit the overall constructability. The usefulness and potential service area of both the sanitary sewer and water distribution system would be limited along the section line.

4. In lieu of the section line road additional street, road and utility networks are proposed to provide access and utility service to this development and adjoining properties in accordance with the Major Street Plan (see attached master plan) and IDCM.

Thank you for your consideration in this matter. If you have questions or need additional information, please do not hesitate to contact me at (605) 791-5866 or kyle@ktmdsi.com.

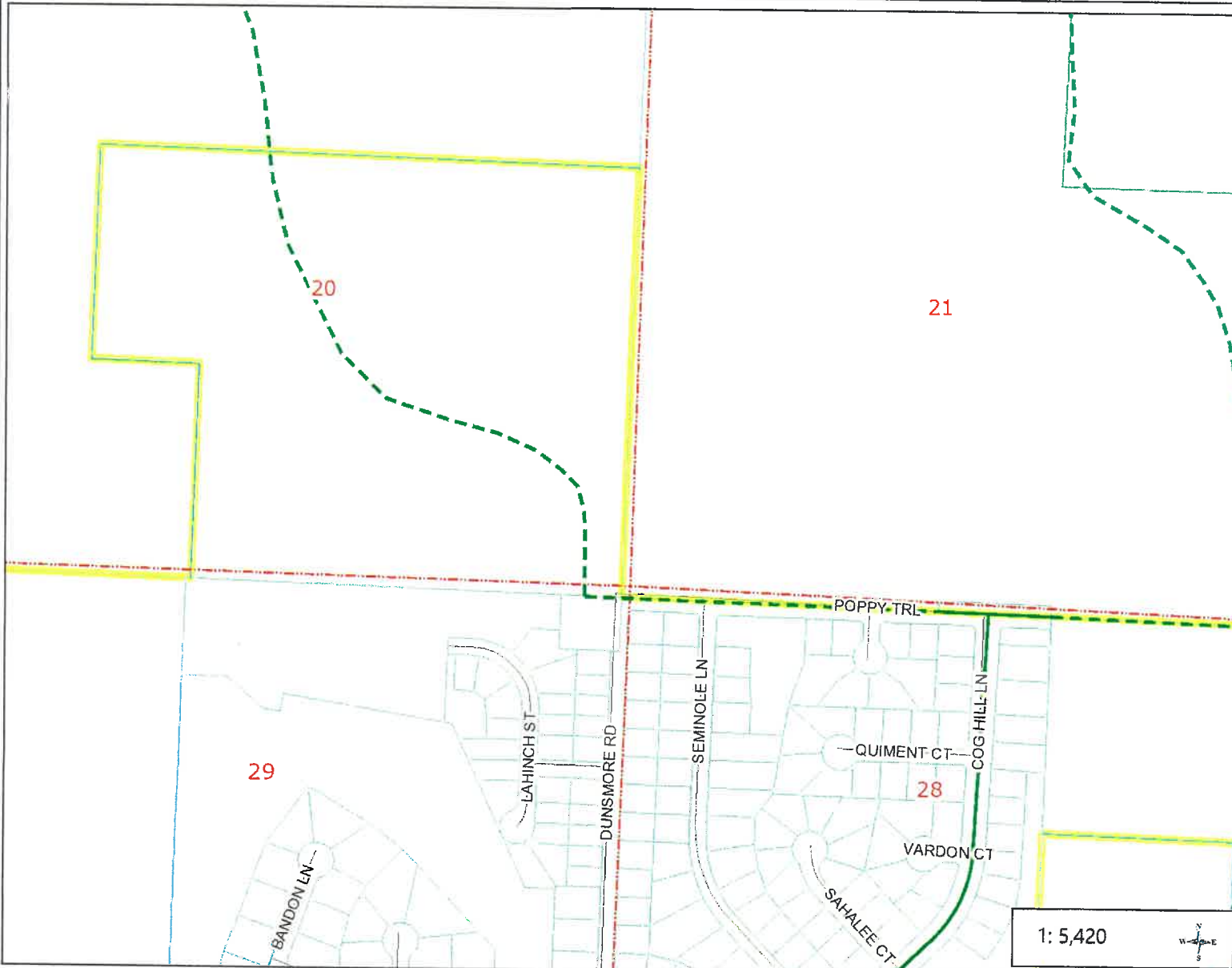
Sincerely,

KTM Design Solutions, Inc.

A handwritten signature in black ink, appearing to read 'Kyle Treloar', written over a horizontal line.

Kyle Treloar

Encl. Master Plan exhibit
Subdivision Layout Plan
Major Street Plan



Legend

Major Street Plan

- Collector
- Minor arterial
- Principal arterial
- - - Proposed collector
- - - Proposed minor arterial
- - - Proposed principal arterial

Roads

- Interstate
- US highway
- SD highway
- County highway
- Main road
- Minor arterial
- Collector
- Ramp
- Paved road
- - - Unpaved road
- - - Unimproved road
- - - Trail
- - - Airport Runway
- Not yet coded

Section Lines 0-25k

- - - 0
- - - 7

Tax Parcels

Lot Lines

- <Null>
- Lot Line
- Parcel Line

Map Notes:

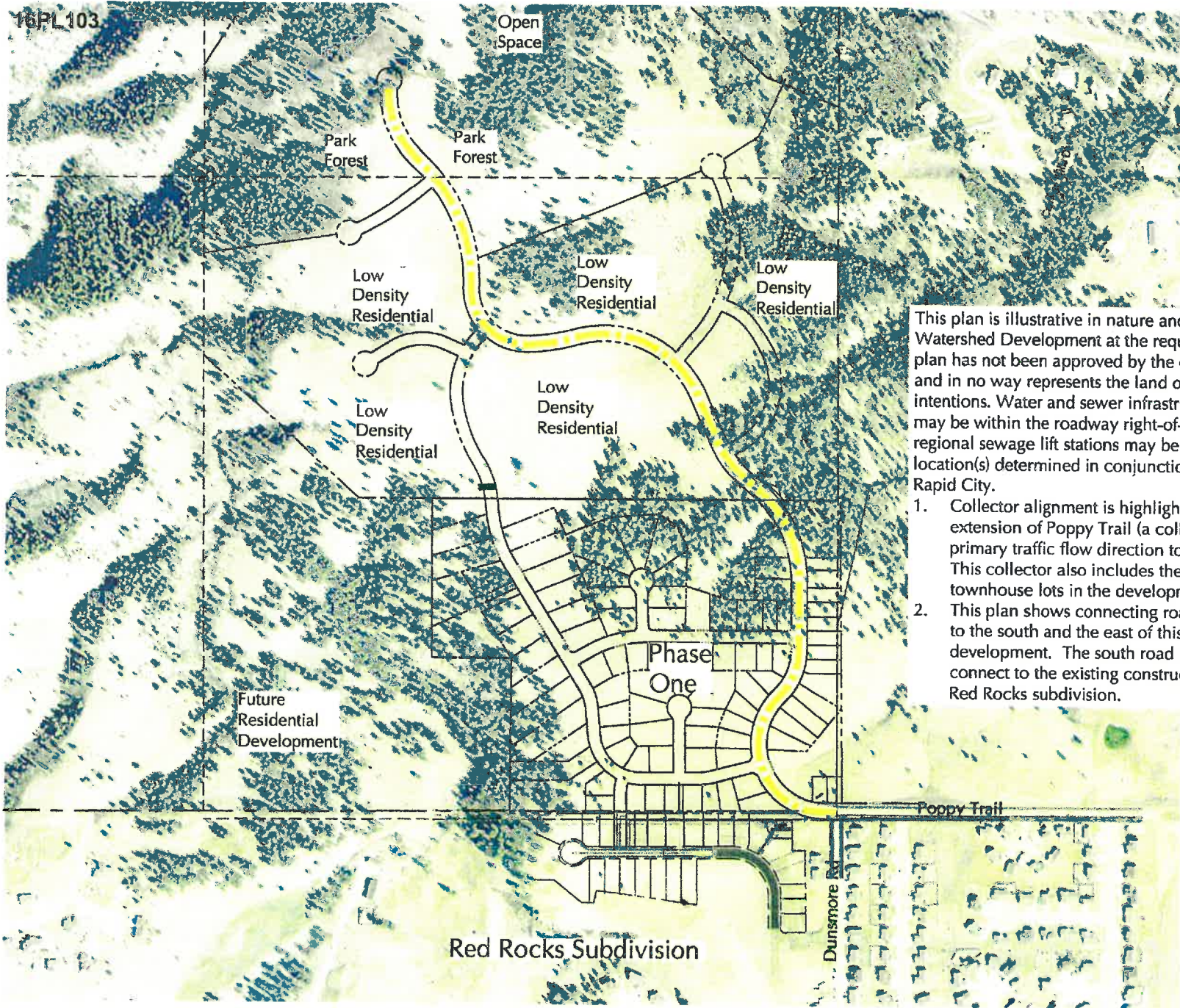
EXHIBIT A
MAJOR STREET PLAN

903.4 0 451.69 903.4 Feet

NAD_1983_2011_StatePlane_South_Dakota_South_FIPS_4002_Ft_US
© Rapid City-Pennington County GIS Division

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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



This plan is illustrative in nature and provided by Watershed Development at the request of City staff. This plan has not been approved by the current land owner, and in no way represents the land owner's future intentions. Water and sewer infrastructure in this area may be within the roadway right-of-ways. One or more regional sewage lift stations may be required at location(s) determined in conjunction with the City of Rapid City.

1. Collector alignment is highlighted in yellow. The extension of Poppy Trail (a collector) is in the primary traffic flow direction towards Rapid City. This collector also includes the higher density townhouse lots in the development.
2. This plan shows connecting roads to adjacent land to the south and the east of this proposed development. The south road is proposed to connect to the existing constructed road within the Red Rocks subdivision.

WYSS Associates, Inc.
 Landscape Architecture | Land Planning
 Parks & Recreation | Golf Course Architecture
 228 5th Street, Suite 201, Rapid City, SD 57701-3207
 605.348.2244 | Fax: 605.348.4324 | www.wyssassociates.com
 Est. 1987 - Celebrating 35 Years of Award Winning Landscape Design

AKTIV
 ARCHITECTURE
 1111 14th St. N., Rapid City, SD 57701
 605.348.2244 | Fax: 605.348.4324 | www.aktivarch.com

Project Name: **Highpointe Ranch**
 Rapid City, South Dakota

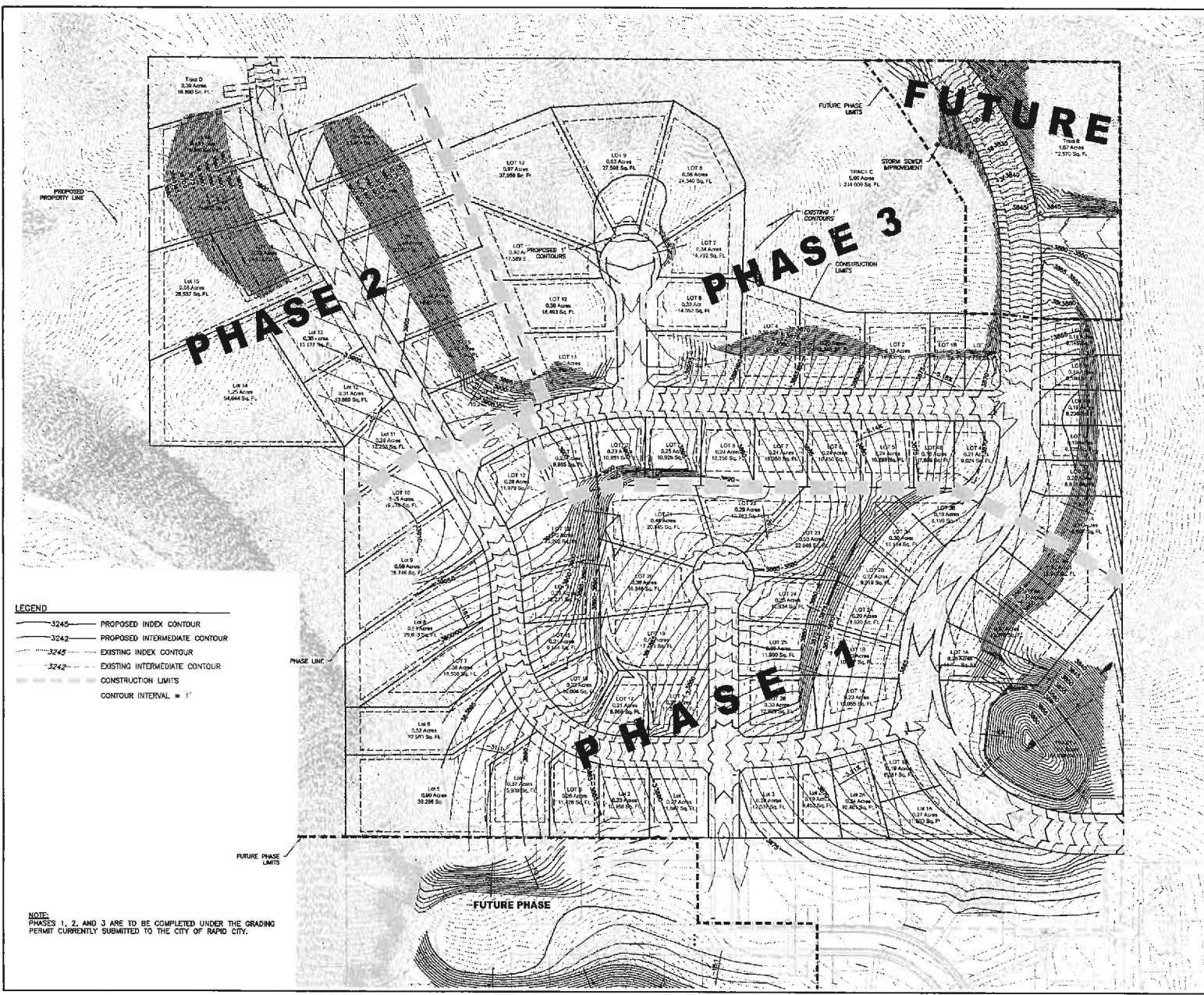
Sheet Title: **Master Plan**

DESIGNED BY:	PHV
DRAWN BY:	CAW
APPROVED BY:	PHV
PROJECT NO.:	15481.2
DATE:	November 2, 2018

NO.	REVISION	DATE

Sheet No. **1** OF

A:\000-4491\17_Highpointe_Ranch\mxd\Grading_Plan_S4\Grading_Exhibit.dwg 2/15/2017 9:23am



LEGEND

— 3245 —	PROPOSED INDEX CONTOUR
— 3242 —	PROPOSED INTERMEDIATE CONTOUR
— 3245 —	EXISTING INDEX CONTOUR
— 3242 —	EXISTING INTERMEDIATE CONTOUR
---	CONSTRUCTION LIMITS
---	CONTOUR INTERVAL = 1'

NOTE:
 PHASES 1, 2, AND 3 ARE TO BE COMPLETED UNDER THE GRADING PERMIT CURRENTLY SUBMITTED TO THE CITY OF RAPID CITY.

<p style="text-align: center; font-weight: bold; font-size: small;">CITY OF RAPID CITY</p> <p style="font-size: x-small;"> Plans are prepared for general compliance with applicable governmental regulations, but cannot be taken as design or engineering documents. The City of Rapid City does not certify the liability, reliability or completeness of the plans or designs, which are the responsibility of the engineer of record. All necessary permits must be obtained prior to construction of the proposed public improvements. </p> <p style="font-size: x-small;"> Engineering Review: _____ Date: _____ Signature: _____ </p>	<p style="font-size: x-small;">201701</p> <hr/> <p style="font-size: x-small;"> Plans No: 16-0517 Design By: GD Drawn By: KJA Surveyed By: SURVEYOR Survey Date: _____ DATE: _____ </p>
<p style="font-weight: bold; font-size: small;">KTM</p> <p style="font-size: x-small;"> DESIGN SOLUTIONS, INC. CIVIL ENGINEERING LAND PLANNING CONSTRUCTION ADMINISTRATION </p>	
<p style="font-size: x-small;"> 528 Kansas City St., Rapid City, SD 57701 [p] 605.791.5866 [f] 605.791.5843 www.ktmdesignsolutions.com HIGH-POINTE RANCH SUBDIVISION RAPID CITY, SOUTH DAKOTA </p>	
<p style="font-size: x-small;"> Sheet Name: _____ GRADING OVERVIEW EXHIBIT Sheet Number: 1 OF 1 </p>	