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

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

SUPPORTING DOCUMENTATION:  □ Yes  □ No

PROPERTY OWNER’S SIGNATURE**: □ Yes  □ No  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: □ Yes  □ No  DATE: 3/6/2017

AUTHORIZATION:

□ APPROVED  □ DENIED  3-6-17

COMMUNITY PLANNING DIRECTOR

□ APPROVED  □ DENIED  3-6-17

PUBLIC WORKS DIRECTOR*

FILE #: 17EX031  ASSOCIATED FILE#: 168L103

*Public Works Director’s signature is not required for Lot 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:  |
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 trigger 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 provided 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.
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

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 IDC.

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.

[Signature]

Kyle Treloar

Encl. Master Plan exhibit
       Subdivision Layout Plan
       Major Street Plan
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.