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

PROJECT: Lot 21 of Block 4, Auburn Hills Subdivision

DATE: 2/3/17

SUBMITTED BY: Sperlich Consulting, Inc.

PIN #: info@sperlichconsulting.com, (605)721-4040

LEGAL DESCRIPTION: A Portion of SW1/4 of the NW1/4 Section 13, T2N, R7E, B.H.M., Rapid City, Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION 3.5.4, 3.5.5, 2.0 STD / CRITERIA / REG

DESCRIPTION OF REQUEST: Do not construct public water and sewer mains within Haines Avenue.
Do not construct 36' wide pavement, curb, gutter, sidewalk, handicap ramps, and street light conduit within Haines Avenue.

JUSTIFICATION:
Proposed Lot 21 is the extent of current City limits. North of proposed Lot 21 is an existing quarry site and should not require the extension of public water and sewer mains. Any development on Lot 21 will service off of existing water and sewer infrastructure located within Challahone Drive. The existing Haines Avenue is void of curb, gutter, sidewalk, handicap ramps and street light conduit.

The existing 22' asphalt surface will not be negatively affected as service levels will not be increased. Access to Lot 21 can not be taken off of Haines Avenue.

SUPPORTING DOCUMENTATION: ☐ Yes ☐ No

PROPERTY OWNER'S SIGNATURE**: [Signature]

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

DATE: 2/3/17


REVIEWED BY: [Signature]

DATE: 3/6/2017

AUTHORIZATION:

☑ APPROVED ☒ DENIED 3-9-17

COMMUNITY PLANNING DIRECTOR

[Signature]

PUBLIC WORKS DIRECTOR

[Signature] Per Staff Comments

[Signature] Recommendation!

FILE #: 17 EX 048

ASSOCIATED FILE#: 16 P0092

Copy to Utility Maintenance: ___ Copy to Water: ___ Copy to Waste Water: ___ Copy to Streets: ___ Copy to Traffic: ___ Copy to Construction: ___
March 10, 2017

Sperlich Consulting, Inc.
Kale McNaboe
821 Columbus St Suite 1
Rapid City, SD 57701

Re: Exception File No. 17EX048

Dear Kale McNaboe:

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
March 6, 2017

Sperlich Consulting  
info@sperlichconsulting.com  
#605-721-4040

Re: Request for Exception to waive the requirement to provide additional pavement width, curb, gutter, sidewalk, handicap ramps, street light conduit, water and sewer in Haines Avenue. City File # 17EX048, Related Files 16PL092

Dear Sperlich Consulting,

The Request for Exception to the City of Rapid City Infrastructure Design Criteria Manual (IDCM) to waive the requirement to provide additional pavement width, curb, gutter, sidewalk, handicap ramps, street light conduit and a second dual water main in Haines Avenue is approved.

The Request for Exception to the City of Rapid City IDCM to waive the requirement to provide one water main and a sewer main in Haines Avenue is denied.

Haines Avenue is adjacent to the proposed plat for approximately 475’. Pennington County rebuilt Haines Avenue adjacent to the proposed plat within the last 10 year to the rural pavement section that it is today, and void of street lights or sidewalks. Additional street improvements within Haines Avenue do not appear to be warranted at this time. It should be noted that an exception can be granted for handicap ramps at intersections, however exceptions to sidewalk improvements cannot be granted. A variance to Rapid City Municipal Code 12.08.060 is required to waive sidewalk improvements in adjacent right of way associated with a building permit. A variance can be deterred until a building permit is anticipated to come forward to the City.

The City has master plans showing the extension of a water main and a sewer main within this area of Haines Avenue to serve future development to the north. The IDCM 3.5.4 and 3.5.5 states that water and sewer mains shall be extended across the full frontage of each parcel to be served, thus the proposed plat requires the installation of mains in the adjacent Haines Avenue. The extension of mains across the full frontage of the parcel allows the utilities to be available to neighboring properties. The proposed lot within Auburn Hills Subdivision is provided access and utilities through Coal Bank Drive and Chalkstone Drive, however, the improvements in adjacent roadways are required with the platting process even if they aren’t needed to specifically serve the development. A 12” water main is master planned in the north/east boulevard of the road and an 8” sewer main also is master planned. A dual water main is not needed at this time.
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 Lacy, Project Engineer