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

PROJECT: Lots 1 Through 3, Market Square Subdivision

DATE: 5/26/17

SUBMITTED BY: Sperlich Consulting, Inc.

(Please Include Name, Company Name, Email Address & Phone Number)

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

LEGAL DESCRIPTION: A Portion of Lot B of Lot 3 of Tract D, Section 5, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota

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

DESCRIPTION OF REQUEST:
Do not construct public dual water mains and the balance of the 12" main within Creek Drive.
Do not construct 36' wide pavement, curb, gutter, sidewalk, handicap ramps, and street light conduit within Creek Drive.

JUSTIFICATION:
Proposed Lots 2 and 3 will have existing access off of East St. Patrick Street.
Proposed Lot 1 will access off of East St. Charles Street. Access along Creek Drive is limited based on arterial street criteria.
Proposed Lot 2 has existing water service off of East St. Patrick, Proposed Lot 3 will service water off of existing main within East St. Patrick. Proposed Lot 1 will service off of existing water main within East St. Charles Street.

SUPPORTING DOCUMENTATION:

PROPERTY OWNER'S SIGNATURE**:

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

DATE: 5/26/2017


REVIEWED BY:

DATE: 5/31/17

AUTHORIZATION:

COMMUNITY PLANNING DIRECTOR

PUBLIC WORKS DIRECTOR

FILE #: 17 EX117

ASSOCIATED FILE#: 17 PLO 53

Copy to Utility Maintenance: Copy to Water: Copy to Waste Water: Copy to Streets: Copy to Traffic: Copy to Construction:
June 1, 2017

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

Re: Exception 17EX117

Dear Sperlich Consulting, Inc.:

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
May 31, 2017

Sperlich Consulting, info@sperlichconsulting.com
605-721-4040
821 Columbus Street
Rapid City, South Dakota 57701

Re: Request to waive the requirements to install a dual water main, 12" water main in the balance of the road, additional pavement width, curb, gutter, sidewalk, handicap ramps and street light conduit in Creek Drive.
City File #17EX117, Related Files 17PL053

Dear Sperlich Consulting, Inc.,

The request to waive the requirements to install a dual water main in Creek Drive is approved.

The requests to waive the requirements to install 12" water main in the balance of the right-of-way, additional pavement width, curb, gutter, sidewalk, handicap ramps and street light conduit in Creek Drive are denied.

The Request for Exception to Figure 2-1 of the Infrastructure Design Criteria Manual (IDCM) to waive the requirement to provide sidewalk is not an exception request. To waive the requirement to construct sidewalk requires a variance from City Council, per Rapid City Municipal Code 12.08.060. Therefore this request is not applicable. However, a bike path already exists adjacent to the proposed plat on the west side of what will be Creek Drive. The opposite side of Creek Drive is void of any sidewalk. Please note that construction plans for sidewalk are a requirement of the platting process with the developer responsible to construct sidewalk at intersections, handicap ramps, sidewalk on unbuildable parcels, and provide grading for the installation of sidewalks along all public right-of-ways. However, sidewalks along buildable parcels is not required until a building permit is obtained on a parcel. If sidewalk is not desired at the time of building permit, a sidewalk variance must be obtained from the City Council as allowed for by Rapid City Municipal Code.

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 Market Square Subdivision plat has frontage to Creek Drive for approximately 635' and Creek Drive exists today with 20' wide rural pavement section, with ditches for drainage, a 12" water main adjacent to a portion of the road, an a 8" sewer main and one street light. Creek Drive is an arterial street identified on the City's major street plan requiring a minimum 36' wide pavement with curb, gutter and street light conduit. Creek Drive needs to be constructed to arterial street standards to accommodate the proposed plat that includes platting 3 Commercial, Industrial or Medium Density Residential Lots. The existing zoning is General
Commercial and Light Industrial. The existing street is not constructed to handle development in the area.

The alignment of Creek Drive may need to be adjusted at the East St. Patrick Street intersection and this is something the City would work with the developer to achieve. Street improvements need to be extended in Creek Drive to achieve the goals of the City’s comprehensive street plans to provided public infrastructure for future growth and surrounding development. Subdivision improvements should be installed at the time of plat, as required by Ordinance. Please note that improvements in adjacent Creek Drive would create an improved street corridor from East St. Patrick Street to East St. Charles Street, both of which are improved streets.

Approximately 300' of adjacent Creek Drive is void of water main. An extension of the 12" water in Creek Drive from its current terminus to connect to the water main in East St. Patrick Street is required to eliminate a long dead end water main which is approximately 1700' long today. Of which the current Infrastructure Design Criteria Manual Section 3.9.10 limits dead end mains to 1200'. Water main looping will provide redundancy within the water system and additional domestic and fire flows for the proposed development.

Street light conduit is required during a platting process in all adjacent roadways to allow for the installation of street lights per IDC M 2.19. Street lights are important for vehicle navigation, and vehicle and pedestrian safety. Street lights also have been documented as a means of preventing crime. Street light conduits should be installed at the time of platting to support the adjacent development. As there are overhead powerlines existing within the right-of-way today, it is possible that Black Hills Power may allow for street lights to be mounted on the existing overhead power poles, eliminating the need for conduit. Black Hills Power should be contacted and street light installation coordinated with the City through the platting process.

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