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

PROJECT 17PD036 - Initial/Final Planned Development to Construct Hotel

DATE: 08/02/2017

SUBMITTED BY: James Warne, KTM Design Solutions

(Please use back of sheet if additional room is needed)

LEGAL DESCRIPTION: Tract A, Rushmore Center Subdivision located in Section 30, T2N, R8E
Rapid City, Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION 2.17.1.2) STD / CRITERIA / REG IDCM

DESCRIPTION OF REQUEST: Waive the requirement for a Traffic Impact Study for the above referenced project.

JUSTIFICATION: Although Eglin Street experiences periods of traffic congestion and needs to be addressed placing the requirement to study this street and other regional roadways on this site is unrealistic as the traffic generated by it is insignificant when compared with the other sites along the roadway (ie Rushmore Crossing). The site was included in the long range planning section of the Rushmore Crossing TIS as future commercial use.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE*: [Signature] DATE: 08/04/2017
**Or Agent, if previously designated by the Owner in writing

STAFF COMMENTS: Proposed dual brand hotel (218 units) and future 7,500 sf restaurant are estimated to generate 129 and 87 peak hour trips, 216 total.
Tract A was not included in Rushmore Crossing TIS other than possibly future background trips.
STAFF RECOMMENDATION: Deny. Tract A was not included in Rushmore Crossing TIS and no TIS was completed for Rushmore Center.

REVIEWED BY: [Signature] DATE: 08/14/17

AUTHORIZATION:

□ APPROVED □ DENIED

COMMUNITY PLANNING DIRECTOR

□ APPROVED DATE: 08/14/17

PUBLIC WORKS DIRECTOR

□ APPROVED DATE

FILE #: 17EX147

ASSOCIATED FILE#: 17PD036 17-1385
August 11, 2017

Mr. James Warne, P.E.
KTM Design Solutions
528 Kansas City Street
Rapid City, SD 57701

Re: Request for Exception to waive the requirement to provide a Traffic Impact Study in accordance with IDCM Section 2.17 Traffic Studies.

Proposed TRU-Hampton Inn and Suites Hotel

Tract A, Rushmore Center Subdivision, located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota

Dear Mr. Warne,

The Request for an Exception to waive the requirement to provide a Traffic Impact Study (TIS) in accordance with the City of Rapid City Infrastructure Design Criteria Manual Section 2.17 Traffic Studies for the referenced project is denied.

The City’s Infrastructure Design Criteria Manual Section 2.17 states a written TIS will be required for any nonresidential development proposal when the peak hour trip generation is expected to exceed one hundred (100) vehicles. The Institute of Transportation Engineers Trip Generation Manual indicates a 218 room hotel, Land Use Code 310, will generate 129 trips per peak hour and the proposed future 7,500 sf restaurant, Land Use Code 932, will generate 87 trips per peak hour, for a combined 216 trips per peak hour.

This parcel abuts the Rushmore Crossing Subdivision but is not a part of the Rushmore Crossing Subdivision and was not included in the Rushmore Crossing Subdivision TIS. In reviewing the final version of the Rushmore Crossing TIS, it does not appear this parcel, Tract A, was included in the site development or background traffic estimates identified in the TIS. Additionally, it appears this access location was eliminated from the Long Term Future (Year 2030) Total Traffic Volumes included in the TIS. A traffic impact analysis was not required for the Rushmore Center Subdivision and Luna Avenue infrastructure improvements.
Eglin Street between Lacrosse Street and East North Street is a highly used high volume street with an intermediate transition from 5 lanes on the west to 3 lanes to the east adjacent to this parcel. The addition of the unanticipated traffic volume, considerable peak hour tips from Tract A and intermediate configuration of Eglin Street may create substantial conflicts and safety hazards for motorists. In accordance with the Infrastructure Design Criteria Manual requirements, estimated 129 initial peak hour trips and 216 future peak hour trips, and considering this is not included in previous analysis, Engineering Staff are unable to support waiving the requirement to provide a TIS.

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 Johnson, P.E.
Engineering Project Manager

Encl: As noted.

Cc: Planning File 17PD036, DEV 17-1383