

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

PROJECT NORTH VALLEY PARK - SUBDIVISION PLAN

DATE: 10.10.2017 SUBMITTED BY: KYLE TRELOAR - KTM DESIGN SOLUTIONS, INC.
(Include Name, Company Name, Email Address & Phone Number)

PIN #: 2132227002 KYLE@KTMDSI.COM - 605-791-5866

LEGAL DESCRIPTION: UNPLATTED BALANCE OF THE N1/2 OF THE NE1/4 LESS LOTS H2, H3, H4, AND LESS RAILROAD ROW, SECTION 32, TOWNSHIP 2N, RANGE 8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

EXCEPTION REQUESTED: SECTION 16.16.040 STD / CRITERIA / REG REG

DESCRIPTION OF REQUEST: ALLOW THE CONNECTION OF NORTH VALLEY DRIVE AND EAST NORTH STREET.

JUSTIFICATION: NORTH VALLEY DRIVE ALIGNS WITH EXISTING RIGHT-OF-WAY ACROSS EAST NORTH STREET. A TRAFFIC IMPACT ANALYSIS IS CURRENTLY BEING COMPLETED FOR THE PROPOSED INTERSECTION.
(Please use back of sheet if additional room is needed)

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**: *Hani* DATE: 10-10-17
**Or Agent, if previously designated by the Owner in writing.

-----FOR STAFF ONLY-----

STAFF COMMENTS: See attached letter dated 10/24/17.

STAFF RECOMMENDATION: Deny. See attached letter dated 10/24/17.

REVIEWED BY: *[Signature]* DATE: 10/24/17

AUTHORIZATION: *[Signature]* APPROVED DENIED
DATE: 10-30-17

COMMUNITY PLANNING DIRECTOR: *[Signature]* APPROVED DENIED
DATE: 10/30/17

PUBLIC WORKS DIRECTOR: _____ DATE: _____

FILE #: 17EX191
ASSOCIATED FILE#: 17P2097

Revised 07/1/14
RECEIVED
OCT 12 2017
ENGINEERING SERVICES

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



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

October 30, 2017

KTM Design Solutions
Kyle Treloar
528 Kansas City Street, Suite 4
Rapid City, SD 57701

Re: Exception File No. 17EX191

Dear Kyle Treloar:

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



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER



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RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

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Telephone: (605) 394-4154 FAX: (605) 355-3083

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October 24, 2017

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

Re: Request to allow the connection of North Valley Drive and East North Street
Associated with North Valley Park
City File # 17EX191, Related Files 17PL097

Dear KTM Design Solutions,

The request to allow the connection of North Valley Drive and East North Street is denied.

The request for exception is to Section 16.16.040 of the Rapid City Municipal Code, Standards for Improvements for Subdivisions to Streets. The exception request is taking exception to a broad requirement for the construction of streets, not a specific criteria that limits the connection of a street to an arterial street.

East North Street is a principal arterial street as shown on the City's Major Street Plan. Arterial streets are meant to have limited access to preserve capacity and enhance safety, as per the Rapid City Infrastructure Design Criteria Manual Section 2.2.2. The City's Major Street plan shows a collector street connection aligned with existing Camden Drive to East North Street approximately 450' to the west of the proposed North Valley Drive connection. Engineering will not support/permit the proposed approach onto East North Street with a future collector street connect to East North Street already shown in the City's Major Street Plan in close proximity to preserve the capacity and enhance safety of the East North Street corridor. As long as the collector street is shown on the major street plan to connect to East North Street at Camden Drive, Staff will not support at connection to East North Street at proposed North Valley Drive.

Also, the submitted exception request indicates that a traffic impact analysis is currently being completed for the proposed intersection. However, the study has not been provided to the City to date. It is premature to approve of any street connections onto an arterial street without a traffic impact study that is acceptable to the City.




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It should be noted that that this proposed street connection is located outside of the proposed plat boundary and is not a required subdivision improvement with the North Valley Park Subdivision.

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

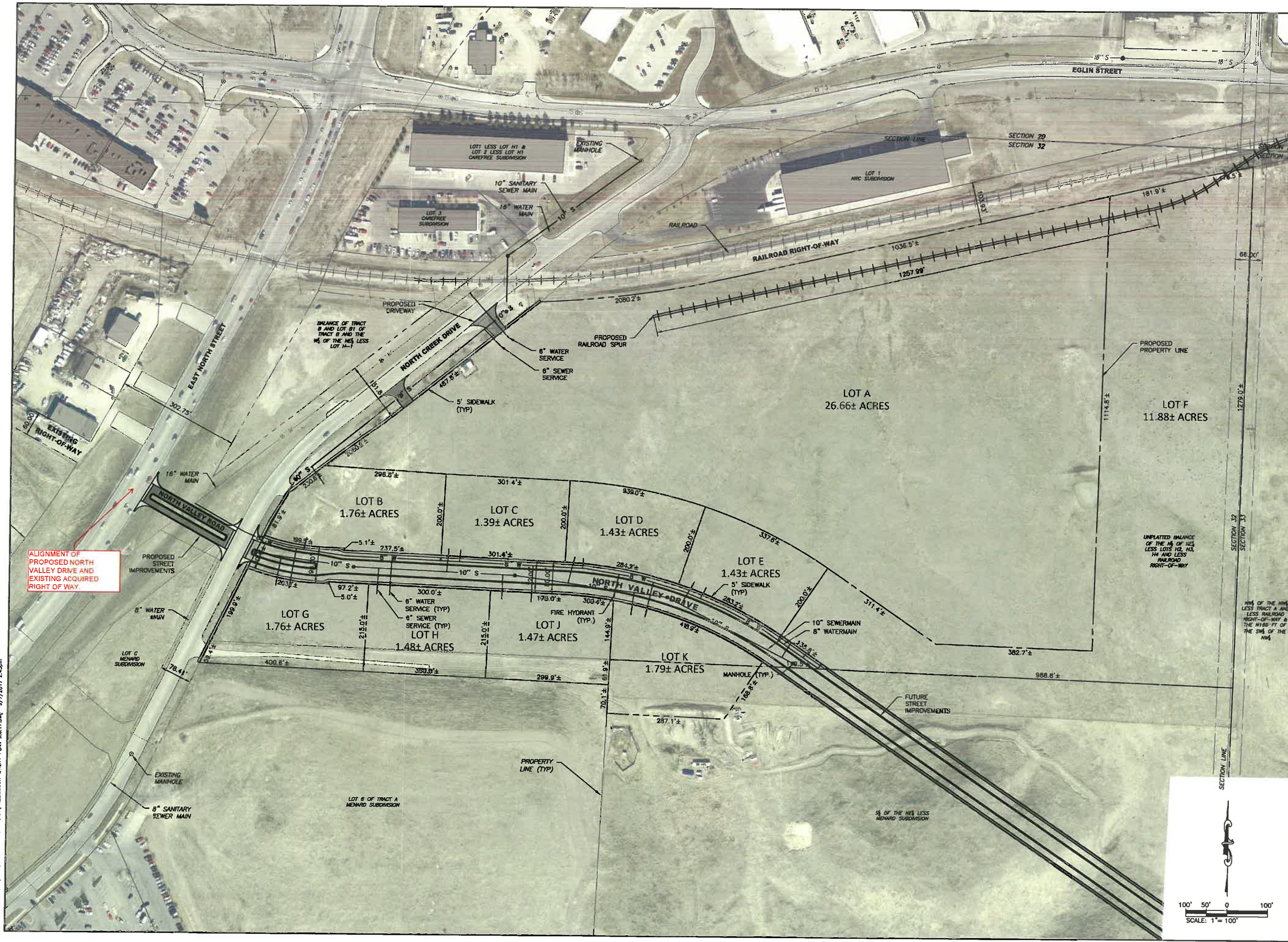

Nicole Lecy, Project Engineer



PRELIMINARY FOR REVIEW ONLY

Scale: AS SHOWN	
Designed By: KVT	Drawn By: KVT
Design Date: 08.2017	Print Date: 08.2017
Internal Job No: KTM # 16-0824.3	
Surveyed By: KTM DSI	Survey Date: NA
Revisions:	

**NORTH VALLEY INDUSTRIAL PARK
PRELIMINARY SUBDIVISION PLAN
RAPID CITY, SOUTH DAKOTA**



K:\Projects\Johnson Ranch\North\PRELIMINARY UTILITY PLAN 8.6.17.dwg 9/7/2017 2:43pm