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

PROJECT: PRAIRIEFIRE SUBDIVISION PHASE 2

DATE: 1-24-18

SUBMITTED BY: Stuart Martin
(Include Name, Company Name, Email Address & Phone Number)
605 390 4227

PIN #: stuart@stuartmartin.com
61153/61154

LEGAL DESCRIPTION: SE1/4 of NE1/4 and NE1/4 of NE1/4 less Eisenbraun Sub, less Winton Subdivision, less Prairiefire Sub & Less ROW, Section 26, T1N, R8E, BHM, Pennington County, SD

EXCEPTION REQUESTED: SECTION 2.15 DESIGN CRITERIA / REG

DESCRIPTION OF REQUEST: Exception for the construction of curb, gutter, sidewalk, and street light conduit in Recoda, Abella and Mondo Street.

JUSTIFICATION:
The proposed subdivision follows the original subdivision plan that was submitted and approved many years ago. The ROW ditches have been designed to function as a stormwater quality mechanism. Installing c&g would result in the designed & properly functioning in Phase 1) ROW ditches to no longer function as designed and ultimately result in the drainage pond being retrofitted with SWQ BMPs and redesigned due to the increase in the impervious area. installing c&g in Phase 2 would be inconsistent with Phase 1 and the area

SUPPORTING DOCUMENTATION:

PROPERTY OWNER'S SIGNATURE**: 

DATE: 1-24-18

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

FOR STAFF ONLY

STAFF COMMENTS: See attached letters.

STAFF RECOMMENDATION: Deny

REVIEWED BY: 

DATE: 2/6/18

AUTHORIZATION:

☐ APPROVED ☑ DENIED 2/6/18

COMMUNITY PLANNING DIRECTOR

PUBLIC WORKS DIRECTOR

DATE 1/30/18

FILE #: 18EX016

ASSOCIATED FILE#: 17PL134

Revised 07/1/14

JAN 26 2018

ENGINEERING SERVICES

Copy to Utility Maintenance: Copy to Water: Copy to Waste Water: Copy to Streets: Copy to Traffic: Copy to Construction:
February 6, 2018

Stuart Martin

Re: Exception File No. 18EX016

Dear Stuart Martin:

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
February 6, 2018

Stuart Martin
8240 Daisy Lane
Rapid City, SD 57702

Re: Request for Exception to waive the requirement to construct curb, gutter and sidewalk in Receda Street, Abelia Street and Mondo Street
Associated with Prairiefire Subdivision
City File # 18EX016, Related Files 17PL134

Dear Stuart,

The Request for Exception to Section 2.15 of the City of Rapid City Infrastructure Design Criteria Manual (IDCM) to waive the requirement to construct curb, gutter, sidewalk and street light conduit in Receda Street, Abelia Street and Mondo Street is denied.

See attached letter dated September 1, 2017 for a previous, nearly identical Exception Request (City File 17EX149).

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

[Signature]

Dan Kools, P.E., P.L.S., CPESC
Project Engineer
September 1, 2017

Britton Engineering & Land Surveying, Inc.
Steve Thingelstad, P.E., L.S.
8035 Black Hawk Road, Suite 5
Black Hawk, SD 57718

Re: Request for Exception to waive the requirement to construct curb, gutter and sidewalk in Receda Street and Abelia Street
Associated with Prairiefire Subdivision
City File # 17EX149, Related Files 17PL054

Dear Steve,

The Request for Exception to Section 2.15 of the City of Rapid City Infrastructure Design Criteria Manual (IDCM) to waive the requirement to construct curb, gutter and sidewalk in Receda Street and Abelia Street is denied.

The area proposed to be developed with this subdivision is a Greenfield site; undeveloped without existing constraints. Being a Greenfield site, the property should be developed to current City of Rapid City Design Standards. The rural street sections as proposed result in the back-slope of the ditch extending well beyond the right-of-way onto private property. Drainage easements are proposed to alleviate this situation, but future property owners may fill these easements in at some point, restricting the flow of stormwater. Having pedestrians walk adjacent to the travel lane in a bike path as proposed is not safe for the walking public. Rural street sections are problematic for the installation and maintenance of private underground utilities. Rural street sections are more appropriate for larger, estate size lots, not one-half acre lots as proposed. The potential exists for these lots to be further subdivided into smaller lots in the future.

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

Dan Kools, P.E., P.L.S., CPESC
Project Engineer
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<thead>
<tr>
<th>APPLICANT</th>
<th>STAFF</th>
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<tbody>
<tr>
<td>✔ Complete application, signed by the property owner(s) or their authorized designee</td>
<td>✔</td>
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<tr>
<td>✔ A written narrative explaining and justifying the request</td>
<td>✔</td>
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<tr>
<td>✔ Supporting Documentation</td>
<td>N/A</td>
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**SUPPORTING DOCUMENTATION MUST INCLUDE THE FOLLOWING INFORMATION, AS APPLICABLE**

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<table>
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<tr>
<td>✔ Map to identify location of the request</td>
<td>✔</td>
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<tr>
<td>N/A Scaled construction drawing to illustrate the request</td>
<td>N/A</td>
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<tr>
<td>N/A Design calculations and/or analysis to support the request</td>
<td>N/A</td>
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<tr>
<td>N/A Other Information to support the request</td>
<td>N/A</td>
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**APPLICANT SIGNATURE:**
Mandi Schmierer

**DATE:** 1-26-18

**STAFF SIGNATURE:**

**DATE:** 2-6-18

Revised: 1/2013