



Mitchell Region Office
Access Management
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MEMORANDUM:

TO: Craig Smith, Director of Operations

FROM: Joseph Sestak, Access Management Engineer

DATE: April 20, 2022

SUBJECT: Transportation Commission Consideration of Control of Access
Relinquishment in Union County on Northshore Drive in North
Sioux City

SDDOT has received a request for a break in control of access to match the access approach that was constructed during the original construction of Interstate 29 Exit 4 at North Sioux City. The owner will request a change of use of the existing access located in the northeast quadrant of I29 and Northshore Drive for the subdivision and development of the area north of Northshore Drive between I29 and the railroad right of way.

The existing access is located directly across from Military Road. The existing access has been used for agricultural use and a commercial business.

The location of the property is shown on the picture below.



The owner of the property has agreed to include a special condition on the access to the property if the break in control of access is granted. The purpose of the special condition is to minimize impacts to the function of Northshore Drive and the I29 Exit 4 ramps. If the break is approved the access permit will include the following special condition:

"The access granted pursuant to the permit is intended for private or business uses that generate minimal traffic. Any change in use of the access to any portion of the property which is served by the access will require an Application for Highway Access Permit, change of use, approval prior to any sale of the property served by the access or any construction occurring upon the property. If any retail business or other commerce is conducted at the property served by the access that increases the traffic to the property served by the access, the SDDOT may require a Traffic Impact Study. The costs for the Traffic Impact Study and any improvements indicated and warranted by the study will be the responsibility of the party requesting the change of use of the access to the property. For this access, the threshold to require the Traffic Impact Study shall be any one parcel within the property served by the access which generates 10 trips during the peak hour of the crossroad or the combination of all parcels served by the access generating 100 trips during the peak hour of the crossroad. The nature of the access serving the property may become a right in, right out access in the future if the SDDOT determines it necessary."

This statement has been reviewed by the SDDOT Legal Office for inclusion on the permit.

Please note the following points regarding this application:

- SDDOT purchased control of access from properties along this section of highway to prevent the proliferation of driveways, except at planned locations. This location was constructed with the original plans.
- Control of access helps manage crash risk and congestion, thereby preserving the public investment in high-importance facilities. There is one recent crash at this location resulting in property damage in 2019 caused by a vehicle leaving Military Road merging into Northshore Drive. The sight distance is 500 feet west and beyond the length of the road to the east.
- The request is at a location with an existing commercial business. The relinquishment, if granted, would simply allow for the approval of a break for the access location that exists today.
- The proposed access location is not to I29. No access will be granted to I29.

This proposal has been discussed with the Right-of-Way Office, Project Development Office, Legal Office, Road Design Office, and Yankton DOT Area Office. All parties concur that the request for the breaks in control of access to maintain the current access location should be approved.

The Mitchell Region Engineer supports the request for the break in the control of access to allow the planned development. SDDOT Environmental has no concerns with the current access location. SDDOT Legal Office concurs with the proposed relinquishment. The FHWA Division approves the request for the break in the control of access location and has determined there is no need for an appraisal for the relinquishment of COA.

Consideration of Northshore Drive (I 29 Exit 4 Crossroad) Control of Access Relinquishment in North Sioux City, SD

