

STAFF REPORT

June 6, 2002

No. 02SE002 - Special Exception to Section 1.7.2 of the Street Design Criteria Manual to allow 77 dwelling units taking access from one street **ITEM 56**

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Gordon Howie
REQUEST	No. 02SE002 - Special Exception to Section 1.7.2 of the Street Design Criteria Manual to allow 77 dwelling units taking access from one street
EXISTING LEGAL DESCRIPTION	A portion of Tract T of Trailwood Village located in the NE1/4 of the SE/14 of Section 10, T1N, R8E, BHM, Pennington County
PROPOSED LEGAL DESCRIPTION	Lots 1 through 11 of Block 13; Lots 1 through 24 of Block 14; and Lots 1 through 19 of Block 15, Trailwood Village, located in the NE1/4 of the SE/14 of Section 10, T1N, R8E, BHM, Pennington County
PARCEL ACREAGE	
LOCATION	Southwest of the intersection of Saturn Street and Reservoir Road
EXISTING ZONING	Planned Urban Development (County)
SURROUNDING ZONING	
North:	Planned Urban Development (County)
South:	Planned Urban Development (County)
East:	Planned Urban Development (County)
West:	Planned Urban Development (County)
PUBLIC UTILITIES	Rapid Valley water and sewer
DATE OF APPLICATION	05/09/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the Special Exception to Section 1.7.2 of the Street Design Criteria Manual be approved with the stipulation that no more than 77 dwelling units be allowed to take access from Mercury Drive.

GENERAL COMMENTS: The applicant has submitted request for a Special Exception to allow dwelling units in excess of 40 taking access from one street. The property is located

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northwest of the intersection of Mercury Drive and East 53rd Street within the Trailwood Village Planned Unit Development.

The adopted Street Design Criteria Manual states that a street shall not provide exclusive access to more than forty dwelling units. A second street access shall be provided when more than forty dwelling units are exclusively accessed from a street. The exhibit submitted with this request indicates that when future platting is complete a total of 76 lots would take access to Reservoir Road from Mercury Drive. However, the lot located in the southwest quadrant of the intersection of Mercury Drive and Reservoir Road would be required to take access from the lot along the Mercury Drive frontage, increasing the number of lots taking access from Mercury Street to 77.

The Trailwood Village Planned Unit Development was approved by the Pennington County Board on May 3, 1976. The original Planned Unit Development was amended by the Pennington County Board on June 12, 1979 to increase the density by allowing multi-family dwelling units in specific areas; on September 14, 1992 to amend the site plan to identify a general street plan, open spaces, and uses within the PUD; and on March 10, 1997 to eliminate all of the greenways and allow mobile homes to be installed on foundations. The site plan submitted for the 1997 review of the Planned Unit Development included a street and lot layout identical to the exhibit submitted with this Special Exception request. The site plan was approved by the Pennington County Board with 21 stipulations, one of the stipulations stated "...That prior to County Board approval, a new site plan be reviewed and approved by the Pennington County/Rapid City Transportation Planning Department showing Williams Street as a through east/west street." Williams Street is located approximately 400 feet south of the subject property and provides a connection from East 53rd Street on the east to Plateau Lane on the west. The site plan was revised and approved as required by the approved stipulation.

STAFF REVIEW: Staff has reviewed the Special Exception request and has serious concerns with the development of a subdivision with 78 dwelling units with only one means of access from the subdivision. As mentioned previously, the adopted Street Design Criteria Manual precludes the development of a subdivision that only provides one access to more than forty dwelling units. However, this section of the Street Design Criteria Manual was adopted on August 21, 2000, several years after the applicant received Pennington County Board approval of the Planned Unit Development site plan.

Staff finds that the applicant's exhibit and recent Layout Plat submittal are in compliance with the approved Planned Unit Development site plan and recommends approval of the Special Exception to the Street Design Criteria Manual to allow more than 40 dwelling units to take access from one street. It should be noted that it does not appear that any topographic constraints exist that would preclude the applicant from providing a second access from the subject property and unplatted property currently exists to the west of the property where a second access could be constructed with limited expense. Staff would strongly encourage the applicant to revise the plan to provide the additional access and

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comply with the new provisions of City Ordinance.