

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

PROJECT Hyland Crossing

DATE: 10/29/07 **SUBMITTED BY:** Dream Design International Inc.

PIN #: 3735400001

LEGAL DESCRIPTION: Portions of the SE 1/4 of Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota.

EXCEPTION REQUESTED: SECTION 2.5 **STD / CRITERIA / REG** **Criteria**

DESCRIPTION OF REQUEST: Allow 59 lots in lieu of 40 to access the proposed (realigned) Sammis Trail.
This would allow 40 lots for Hyland Crossing, Phase I in addition to 18 existing properties and 1 for the unplatted Hyland Crossing property.

There are 7 existing structures that would access (realigned) Sammis Trail.

Please see the attached area map.


JUSTIFICATION: Construction of the secondary access road to Spring Creek Road will begin after the sale of 30 lots of Hyland Crossing, Phase I. The H-Lot for the access road will be recorded prior to the completion of 40 structures.

Hyland Crossing Developers and Hart Ranch Developers need time to coordinate, design, and construct the almost 2 mile long access road.

SUPPORTING DOCUMENTATION: **Yes** **No**

STAFF COMMENTS: _____

STAFF RECOMMENDATION: Deny

BY: 

DATE: 10-30-07

AUTHORIZATION:

 Robert J. Dominica, DSCC
GROWTH MANAGEMENT DIRECTOR

APPROVED

DENIED

10/30/07
DATE



APPROVED

DENIED

10/30/07
DATE

PUBLIC WORKS DIRECTOR*

RECEIVED

FILE #: 07EX115

ASSOCIATED FILE#: 07PL134

Revised 04/18/07
OCT 29 2007
*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5232.
Rapid City Growth Management Department