



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

## Growth Management Department

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### MEMORANDUM

TO: Public Works Committee

Cc: File 07EX115

FROM: Mary Bosworth, PE  
Engineering Project Manager  
Growth Management Department

DATE: November 13, 2007

RE: Appeal of Denial of Request to waive the requirement for a second access for 59 dwelling units regarding the proposed Hyland Crossing Subdivision

A request was submitted by Dream Design International, Inc. on October 29, 2007, to waive the requirement to provide a second street access when more than forty (40) dwelling units are exclusively accessed from a street. The request is associated with Plat No. 07PL134 for Hyland Crossing Subdivision.

The City of Rapid City, by resolution dated August 21, 2000, approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". This is to ensure adequate emergency and public access to all developments. Currently, Sammis Trail serves as exclusive access to 18 parcels. The proposed preliminary plat includes 40 lots resulting in 58 lots with exclusive access from Sammis Trail.

The intent of the amendment to the Street Design Criteria Manual limiting the number of dwelling units with one point of access is to insure safe ingress and egress into these development(s) during times of an emergency. In particular, the Fire Department has indicated that during times of a fire and/or any other catastrophe, one point of access to more than forty dwelling units is not adequate to handle emergency vehicle traffic and residential traffic. Multiple points of access also provide for traffic distribution so that one portion of the neighborhoods is not inordinately impacted by traffic from a development.



EQUAL OPPORTUNITY EMPLOYER

The 40 dwelling unit standard was established in 2000 as a result of traffic issues associated with the Elks Country Estates/Plum Creek developments. Other existing developments with similar concerns include the Chapel Valley area and the Copperfield development. On February 13, 2006, the City Council denied an Exception to allow 80 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual for a Layout Plat (#04PL097) of the property to be known as "Hyland Park". The Layout Plat was approved with the stipulation that upon submittal of a Preliminary Plat application, the plat document be revised to show a second point of access.

Due to the significant safety issues and traffic concerns relative to allowing 59 dwelling units in lieu of 40 dwelling units with one point of access, staff recommends that the Exception as requested be denied.

**Staff Recommendation:** Staff recommends that the Public Works Committee recommend upholding the denial of the request to waive the requirement to provide a second street access for 59 dwelling units.