

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

RECEIVED

PROJECT Lots 11A and 11B of Block 10 of Elks Country Estates

NOV 20 2007

DATE: 11-19-07 SUBMITTED BY: Sperlich Consulting, Inc.

Rapid City Growth
Management Department

PIN #: 38 16 451 013

821 Columbus Street, Rapid City, SD 57701

LEGAL DESCRIPTION: Lot 11A and Lot 11B of Block 10 of Elks Country Estates, Located in the SE1/4 of Section 16, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota

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

DESCRIPTION OF REQUEST: Exception to the Street Design Criteria Manual to allow 356 dwelling units with one point of access in lieu of 40 dwelling units.

JUSTIFICATION: The original plat was filed in 2004, prior to the platting moratorium being in-acted. At the time the lots were platted multiple water and sewer service connections were stubbed off to each lot in anticipation of townhouse useage for the lot. The staff report written at the time of the original platting references the future lot split associated with townhouse useage, and the owner recieved a building permit for townhouse construction on the lot, the foundation of which is currently constructed. Reference the attached supplemental information.

SUPPORTING DOCUMENTATION: Yes No

STAFF COMMENTS: Elks Country Estates, and Plum Creek, are currently accessible by a single street, Jolly lane. As noted above, this single access serves 356 dwelling units.

STAFF RECOMMENDATION: Deny

BY: Tom J. Johnson

DATE: 11-21-07

AUTHORIZATION:

APPROVED

DENIED

Robert A. Dominick, DSCC
GROWTH MANAGEMENT DIRECTOR

11/27/07
DATE

[Signature]

APPROVED

DENIED

PUBLIC WORKS DIRECTOR*

11/27/07
DATE

FILE #: 07EX147

Revised 04/18/07

ASSOCIATED FILE#: 07 PL146

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No. 5232