



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

Ted Johnson, Engineering Project Manager
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4157
Fax: 605-394-6636
e-mail: ted.johnson@rcgov.org

MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Ted Johnson, Engineering Project Manager
Growth Management Department

DATE: December 3, 2007

RE: Appeal of Denial of Request for an Exception to waive the requirement for a second access for 356 dwelling units regarding the proposed Lots 11A and 11B of Block 10 of Elks Country Estates.
SE1/4 of Section 16, T1N, R8E, B.H.M.

A request was submitted by Sperlich Consulting, Inc., on October 23, 2007 requesting an exception 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. 07PL146 for the proposed Lots 11A and 11B of Block 10, Elks Country Estates, to allow a single street to serve as exclusive access for 356 dwelling units.

The City of Rapid City, by resolution dated August 21, 2000, approved an amendment to the City's 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; and, The forty (40) dwelling units shall be identified from the combination of all developments(s) gaining access from the street. This requirement shall apply to all developments including phased projects; and, No additional development shall be allowed on any street currently exceeding forty (40) dwelling units unless a second street access is provided or the Rapid City Council has previously approved an alternative requirement...".

Currently, Jolly Lane serves as the exclusive access to the Elks Country Estates as well as the Plum Creek Subdivision located directly west of the referenced property. South Valley Drive previously served as a second access to the Elks Country development and to Plum Creek.



EQUAL OPPORTUNITY EMPLOYER

However, the South Valley street connection was terminated to allow for the construction of the Southeast Connector. Currently, a trail extending from Willowbend Road to the Southeast Connector is being used as a temporary access by local residents. The South Dakota Department of Transportation has indicated this access connection will be terminated no later than February 2008.

On January 16, 2006, the City Council approved a Preliminary Plat for another phase of the Elks Country Estates development and an Exception was granted to allow 355 dwelling units with one point of access with the stipulation that prior to the Final Plat application, a contract be awarded for the construction of a street connection to the Southeast Connector and surety posted for the street improvement. To date, the Final Plat for this phase of the development has not been submitted nor has a street connection been identified.

The intent of limiting the number of dwelling units with one street access is to insure safe ingress and egress to these developments during times of emergency. The Fire Department has indicated that during times of a fire or other emergency event, one point of access to more than forty dwelling units is not sufficient to handle emergency vehicle and residential traffic. At this point, the Elks Country Estates does not currently have a second street access, and there does not appear to be any confirmed plans to provide a second street access to this area. Due to the significant safety issues and traffic concerns related to allowing 356 dwelling units in lieu of 40 dwelling units with one point of access, staff recommends that the Exception requested be denied.

Staff Recommendation: Staff recommends denial of the request to allow a single street to serve as exclusive access for three hundred fifty-six (356) dwelling units.