



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

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MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Ted Johnson, Engineering Project Manager
Growth Management Department

DATE: January 5, 2010

RE: Appeal of Denial of Request for an Exception to waive the requirement for a second access for 81 dwelling units regarding the proposed Lots 1, 2 and 3 of Block 1, Spring Canyon Estates.
Section 6, T1N, R7E, B.H.M., Rapid City, Pennington County, South Dakota

A request was submitted by Dream Design International, Inc., on the behalf of William B. and Mary Colson and Marion C. Elston on December 24, 2009 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 single street. The request is associated with Plat No. 09PL086 for proposed Lots 1, 2 and 3 of Block 1, Spring Canyon Estates, to allow a single street to serve as exclusive access for 81 residential lots.

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...".



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Currently, Clarkson Road serves as the exclusive access to the Spring Canyon Estates Subdivision as well as numerous lots and cul-de-sac streets adjacent to Clarkson Road. The Spring Creek Subdivision and adjoining properties are located in an extreme wildfire hazard zone as determined by the Rapid City Fire Department.

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 Rapid City 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 Spring Canyon Estates Subdivision does not have a second street access, and there does not appear to be any plans to provide a second street access to this area. Due to the remote forested location of Spring Canyon Estates, extreme wildfire hazard area, the length and rural nature of Clarkson Road and the significant safety issues related to allowing 81 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 81 dwelling units.