



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

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MEMORANDUM

TO: Public Works Committee

FROM: Monica Heller, Community Planning Coordinator

DATE: July 21, 2010

RE: Review of the requirement to provide a second access for more than 40 dwelling units

The 40 dwelling unit standard was established in 2000 as a result of traffic issues associated with the Copperfield Subdivision, Chapel Valley area, Springbrook Subdivision and the Elks Country Estates/Plum Creek developments. 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".

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 residential 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. The International Fire Code requires a second access when more than 30 single family or two-family dwelling units are present. 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.

The 40 unit rule was recently reviewed by staff based on direction from the Legal and Finance Committee on October 1, 2008. Staff from the Fire Department, Police Department, Public Works Department and Growth Management Department researched and reviewed requirements to provide a second access from various jurisdictions across the country and reported back to the Public Works Committee on December 9, 2008. The Public Works Committee recommended to go to the Planning Commission for further public input. At the December 15, 2008 City Council meeting, City Council approved the Public Works Committee recommendation to take the item to the Planning Commission for further public input.



EQUAL OPPORTUNITY EMPLOYER

A special Planning Commission meeting was held on February 24, 2009. The Planning Commission approved staff's recommendation to maintain the current Secondary Access Policy. At the March 10, 2009 Public Works Committee meeting, the Secondary Access Policy was forwarded to the City Council without recommendation. At the March 16, 2009 City Council meeting, Council approved the recommendation for no change to the current Secondary Access Policy.

Copies of the minutes and recommendation reviewed are attached for the Public Works Committee's review.