

STAFF REPORT  
November 24, 2004

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**No. 04SE004 - Special Exception to allow 106 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual**

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**ITEM 40**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 04SE004 - Special Exception to allow 106 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual</b>
EXISTING LEGAL DESCRIPTION	S1/2 NE1/4 of Section 23 and S1/2 NW1/4 NW1/4 of Section 24, all located in T2N, R7E, BHM, Rapid City, Pennington County South Dakota
PARCEL ACREAGE	Approximately
LOCATION	At the west end of Northridge Drive
EXISTING ZONING	
SURROUNDING ZONING	
North:	General Agriculture District
South:	General Agriculture District
East:	
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	10/29/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Special Exception to allow 106 dwelling units with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual be denied.

GENERAL COMMENTS:

The applicant has submitted a Special Exception request to allow Northridge Drive to serve as exclusive access to 106 dwelling units in lieu of 40 dwelling units as per the Street Design Criteria Manual. In particular, the applicant has identified that the Special Exception is being requested to allow 67 lots to be platted as Phase One of the Rainbow Ridge Subdivision and 25 additional lots located within the CHMH Subdivision. (Please note that Northridge Drive currently serves as exclusive access to 14 existing platted lots located within the CHMH Subdivision.)

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The subject property is located at the western terminus of Northridge Drive and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Special Exception request and has noted the following considerations:

Forty Unit Rule: On August 16, 2000, the City Council 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". Northridge Drive will serve as exclusive legal access to the subject property until such time as Sagewood Street is extended from CHMH Subdivision to the Rainbow Ridge Subdivision.. As such, the applicant is requesting a Special Exception to allow Northridge Drive to serve as access to 106 dwelling units on a temporary basis.

The intent of the amendment to the Street Design Criteria Manual limiting the number of residences 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 such as a flood, one point of access to more than forty dwelling units is not adequate to handle emergency vehicle traffic and residential traffic.

The City Council recently approved a Special Exception request to allow 69 dwelling units with one point of access from Alta Vista Street for the West Hills Village multi-family residential development and the Minnesota Ridge Subdivision. In addition, the City Council has recently approved a Special Exception request to allow 80 dwelling units with one point of access from Elm Avenue for a proposed future residential development. The applicants in both situations proposed the use of one point of access to the property on a temporary basis until a second access could be extended. However, due to the safety issues relative to allowing more than 40 dwelling units with one point of access, staff recommends that the Special Exception as requested be denied.