

STAFF REPORT  
August 25, 2005

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**No. 05SE009 - Exception to waive the requirement to provide on-street parking or a visitor parking lot as per Section 7.2 of the Street Design Criteria Manual**

**ITEM 6**

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GENERAL INFORMATION:

PETITIONER	Doeck, LLC for Joe Muth
REQUEST	<b>No. 05SE009 - Exception to waive the requirement to provide on-street parking or a visitor parking lot as per Section 7.2 of the Street Design Criteria Manual</b>
EXISTING LEGAL DESCRIPTION	Located in the SE1/4 SE1/4, Brookfield Subdivision, Section 13, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 acres
LOCATION	At the northern terminus of Three Rivers Drive
EXISTING ZONING	Low Density Residential District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	Low Density Residential District
East:	General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
DATE OF APPLICATION	7/27/2005
REVIEWED BY	Todd Tucker / David L. Johnson

RECOMMENDATION:

Staff recommends that the Exception to Waive the Requirement to Provide On-street Parking or a Visitor Parking Lot as per Section 7.2 of the Street Design Criteria Manual be denied.

GENERAL COMMENTS: The subject property is located northeast of the Rapid City limits off Haines Avenue near the Mallridge and Northbrook Village Subdivisions. On April 4, 2005, the City Council approved a Layout Plat (05PL035) creating Brookfield Subdivision. Currently staff is reviewing a Preliminary Plat to subdivide approximately 15 acres into 56 residential lots. The proposed development is Phase I of Brookfield Subdivision. The applicant has also submitted a Variance to the Subdivision Regulations to allow lots twice as long as they are wide and to waive the requirement to install sidewalk on Cobalt Drive and to waive the requirement to install street light conduit on Cobalt Drive, Adonia Lane, Wisteria Court and Three Rivers Drive.

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The applicant has now submitted an Exception to the Street Design Criteria Manual to waive the requirement to provide on-street parking or a visitor parking area as per Section 7.2 of the Street Design Criteria Manual.

STAFF REVIEW: Staff has reviewed the Exception to the Street Design Criteria and has noted the following considerations:

Right-of-Way Width: Section 7.2 of the Street Design Criteria Manual requires that common-use visitor parking for single-family, duplex and townhouse residential uses shall be provided at the rate of one paved parking stall per dwelling located within three hundred feet of the residence. On-street parallel parking may serve as the required visitor parking. The applicant does not wish to provide on-street parking or a visitor parking lot within the Brookfield Subdivision. The total proposed residential lots within the Brookfield Subdivision, is approximately 150 lots. As noted in the Layout Plat and Preliminary Plat for the subject property, staff has concerns that the road network for a development of this size will not support streets without on-street parking or a visitor parking area. Staff noted that the minimum right-of-way and pavement width must be provided in order to insure safe vehicular access along the street, including the general public, fire apparatus and other emergency vehicles.

Due to the density of the proposed subdivision, staff is recommending that the Exception to the Street Design Criteria Manual to waive the requirement to provide either on-street parking or a visitor parking lot be denied.