

STAFF REPORT
May 26, 2005

No. 05SE005 - Exception to the Street Design Criteria Manual to Allow 317 dwelling units with one point of access in Lieu of 40 dwelling Units

ITEM 56

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Triple Z Real Estate Development
REQUEST	No. 05SE005 - Exception to the Street Design Criteria Manual to Allow 317 dwelling units with one point of access in Lieu of 40 dwelling Units
EXISTING LEGAL DESCRIPTION	A portion of the SE1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 8-12 of Block 8, Lots 5-9 of Block 9, Lots 17-30 of Block 10, Lots 4-18 of Block 11, Lots 1-10 of Block 12, Lots 1-14 of Block 13, Lots 1-8 of Block 14, Lots 1-6 of Block 15, Lots 1-3 of Block 16 and Lots 1-3 of Block 17 all located in Elks Country Estates, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 71.58 acres
LOCATION	the current southern terminus of Jolly Lane
EXISTING ZONING	Low Density Residential - II District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential - II District (Planned Residential Development), General Agriculture District
South:	Low Density Residential - II District (Planned Residential Development), General Agriculture District
East:	General Agriculture District - Limited Agriculture District (Pennington County)
West:	Low Density Residential - II District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	4/29/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

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RECOMMENDATION:

Staff recommends that the Exception to the Street Design Criteria Manual to allow 317 dwelling units with one point of access in Lieu of 40 dwelling Units be approved with the following stipulation:

1. Prior to Final Plat application, a contract shall be awarded for the construction of a street connection to the Southeast Connector and surety shall be posted for the improvement.

GENERAL COMMENTS:

The applicant has submitted an Exception request to allow Jolly Lane to serve as exclusive access to 317 dwelling units in lieu of 40 dwelling units as per the Street Design Criteria Manual.

On February 24, 2005, the applicant submitted a Layout Plat to subdivide the subject property, a 71.58 acre parcel, into 84 residential lots leaving an approximate 41 acre unplatted balance. The proposed Layout Plat is a part of the Elks Country Estates Subdivision. Please note that the associated Layout Plat has been continued to the June 9, 2005 Planning Commission meeting at the applicant's request.

The property is located at the southern terminus of Jolly Lane and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the 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". Currently, Jolly Lane serves as exclusive access to Elks Country Estates as well as Plum Creek Subdivision located directly west of the subject property. South Valley Drive previously served as a second access street into the development and Plum Creek. However, the street connection was terminated to allow for the construction of the Southeast Connector. The proposed Layout Plat will result in a total of 313 lots with one point of access. As such, the applicant is requesting an Exception to allow Jolly Lane to serve as access to 313 dwelling units on a temporary basis.

On April 4, 2005, the City Council approved a Layout Plat for a second phase of Plum Creek, located west of the subject property. In particular, the Layout Plat was approved with the stipulation that prior to Final Plat application, a contract be awarded for the construction of a street connection to the Southeast Connector and surety posted for the improvement. In addition, on April 18, 2005, the City Council lifted the previously designated Study Area which included the subject property. In addition, the City Council indicated support of an Exception to allow four additional lots within Plum Creek with one point of access. The City

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Council also noted that any additional platting will require that the road connection issue be addressed as identified above. As such, staff is recommending that the Exception to allow 313 dwelling with one point of access in lieu of 40 dwelling units as per the Street Design Criteria Manual be granted contingent upon a contract be awarded for the construction of a street connection to the Southeast Connector and surety posted for the improvement prior to submittal of a Final Plat application. (A copy of the City Council meeting minutes have been attached for your review.)