



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

Mary Bosworth, Project Manager
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4157
Fax: 605-394-6636
e-mail: mary.bosworth@rcgov.org

MEMORANDUM

TO: Public Works Committee

Cc: File 08EX017

FROM: Mary Bosworth PE, Engineering Project Manager

DATE: April 1, 2008

RE: Appeal of Denial of Request to allow 64 units served by a single access point for the Elysian Heights Subdivision

A request was submitted by Fisk Land Surveying & Consulting Engineers, Inc on February 29, 2008, to waive the requirement to provide a second street access when more than forty (40) dwelling units are exclusively accessed from a street. The request is associated with Plat No. 08PL026 for Elysian Height Subdivision.

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". This is to ensure adequate emergency and public access to all developments. Currently, Carriage Hills Drive serves as exclusive access to 54 lots. The proposed preliminary plat includes 10 lots resulting in 64 lots with exclusive access from Carriage Hills Drive.

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 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. 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.



EQUAL OPPORTUNITY EMPLOYER

The 40 dwelling unit standard was established in 2000 as a result of traffic issues associated with the Elks Country Estates/Plum Creek developments. Other existing developments with similar concerns include the Chapel Valley area and the Copperfield development. In 2003, the City Council 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 approved a Special Exception to allow 80 dwelling units with one point of access from Parkview Drive. In both instances, the applicant(s) proposed the use of one point of access to the property on a temporary basis until a second access could be extended.

On August 31, 2006 staff denied an Exception to allow 63 dwelling units with one point of access in lieu of 40 dwelling units for a Preliminary Plat (Plat No.06PL171) for Elysian Heights Subdivision. The Exception was subsequently approved by City Council September 9, 2006 allowing 63 dwelling units.

Due to the significant safety issues and traffic concerns relative to allowing 64 dwelling units in lieu of 40 dwelling units with one point of access, staff recommends that the Exception as requested be denied.

Staff Recommendation: Staff recommends denial of the request waive the requirement to provide a second street access for 64 dwelling units.