



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

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MEMORANDUM

TO: Rapid City Public Works Committee

FROM: Ted Johnson, Engineering Project Manager
Growth Management Department

DATE: July 6, 2010

RE: Appeal of Denial of Request for an Exception to waive the requirement for a second access for 81 dwelling units regarding the proposed Lots 1 and 2 of Baxter Subdivision, located in the SW ¼ SE ¼ SW ¼ Section 31, T1N, R7E, B.H.M, Rapid City, Pennington County, South Dakota

A request was submitted by Dream Design International, Inc., on the behalf of Brian Baxter and Tammie Morin on June 11, 2010 requesting an exception 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. 10PL041 for the proposed Lots 1 and 2 of Baxter Subdivision, to allow a single street to serve as exclusive access for 81 dwelling units.

The City of Rapid City, by resolution dated August 21, 2000, approved an amendment to the City's 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; and, The forty (40) dwelling units shall be identified from the combination of all developments(s) gaining access from the street. This requirement shall apply to all developments including phased projects; and, No additional development shall be allowed on any street currently exceeding forty (40) dwelling units unless a second street access is provided or the Rapid City Council has previously approved an alternative requirement..."*.



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Currently, Clarkson Road serves as the exclusive access to the proposed Baxter Subdivision as well as numerous other lots and parcels adjacent to Clarkson Road. At this point, there does not appear to be any proposed plans to provide a second street access to this area.

A similar request for an exception to allow 81 dwelling units be served by a single street was made on December 4, 2009 for the Spring Canyon Estates Subdivision Layout Plat, Planning File No. 09PL086; which consisted of subdividing 2 existing lots into 3 lots. The request was denied by City Staff and subsequently appealed. The Public Works Committee denied the request on January 12, 2010, and City Council overturned the denial and approved the Spring Canyon Estates request to allow 81 dwelling units to be serviced by a single street on January 19, 2010. Ultimately, the proposed layout plat was withdrawn by the applicant in April 2010.

A request for an exception to allow more than 40 dwelling units be served by a single street was made on September 28, 2007 for the Clarkson Subdivision Layout Plat, Planning File No. 07PL114; which consisted of subdividing an unplatted tract of land into one platted lot and an unplatted balance. The request was denied by City Staff and subsequently appealed. The Public Works Committee reversed the denial and granted the exception request on October 30, 2007, and City Council approved the Clarkson Subdivision request to allow more than 40 dwelling units with one point of access on November 5, 2007. The proposed Baxter Subdivision is located approximately 3,000 feet past the Clarkson Subdivision along Clarkson Road.

The intent of limiting the number of dwelling units with one street access is to insure safe ingress and egress to these homes and properties during times of emergency. The Fire Department has indicated that during times of a fire or other emergency event, one point of access to more than forty dwelling units is not sufficient to handle emergency vehicle and residential traffic. Additional development in this area and along Clarkson Road will affect traffic volumes and usage which could easily block or prevent emergency access and services within this area which may result in significant property damage or loss of life. Due to the significant safety issues and traffic concerns related to allowing 81 dwelling units in lieu of 40 dwelling units with one point of access, staff recommends that the Exception requested be denied.

Staff Recommendation: Staff recommends denial of the request to allow a single street to serve as exclusive access for eighty-one (81) dwelling units.