

STAFF REPORT

August 10, 2000

**RESOLUTION #00OA006 - Resolution of Adoption -
Amendment to the Street Design Criteria Manual
establishing the Maximum Number of Dwelling Units
allowing exclusive access**

ITEM 33

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	RESOLUTION #00OA006 - Resolution of Adoption - Amendment to the Street Design Criteria Manual establishing the Maximum Number of Dwelling Units allowing exclusive access
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Resolution of Adoption - Amendment to the Street Design Criteria Manual establishing the Maximum Number of Dwelling Units allowing exclusive access be approved.

GENERAL COMMENTS: The Planning Commission and the City Council have had extensive discussions concerning when a development should be required to provide a second full street access. Developments such as Copperfield, Chapel Valley, and Elks Country Estates have been developed with a single access. The discussions have been based on when a second full street access needs to be developed from a development for safety concerns and traffic issues. With a single access point, the development could be left stranded if an accident, road construction, or other event would close that access point. Emergency response personnel would not be able to respond to calls in the development nor would the residents of the development be able to leave the development. Also, when a significant number of residents access a single point, significant congestion can occur at the intersections.

The Planning Commission and the City Council have been using the threshold of forty (40) lots or dwelling units as the point when a second street access needs to be provided. The requirement for a second full access prior to platting forty lots has been applied consistently for a number of years. In the past year several proposals for multi-family developments have been processed and the requirement for full second access has been applied at forty dwelling units as well. Staff has clarified this issue in the recommendation of the Ordinance Amendment. However, this threshold is not formally adopted in either the Subdivision Regulations or the Street Design Criteria Manual. Staff has been requested to develop amendments to include the "forty dwelling unit threshold" in the adopted rules and regulations.

The Planning Commission authorized Staff to proceed with amending the Street Design Criteria Manual to formalize the forty unit threshold at their October 21, 1999 Planning Commission meeting. The following are Staff recommendations for amendments to the Street Design Criteria Manual:

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Add Section 1.7 to the Street Design Criteria Manual

1.7 Maximum Number of Dwelling Units

To insure adequate emergency and public access to all developments, the following standards shall apply to all streets covered under these regulations:

1.7.1 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

1.7.2 The forty (40) dwelling units shall be identified from the combination of all development(s) gaining access from the street. This requirement shall apply to all developments including phased projects

1.7.3 No additional development shall be allowed on any street currently exceeding forty (40) dwelling units unless a second street access is provided or the Common Council has previously approved an alternative requirement.

Staff has sent out a copy of the proposed amendment to the area surveyors, engineers, developers, and other interested parties. At the time of writing this report, Staff has received only one comment regarding the proposal. The concern that was raised was regarding the issue between dwelling units and lots. This issue is discussed under the Staff Review.

STAFF REVIEW: Staff has reviewed the Amendment and has noted the following considerations:

Dwelling Units - The 40 unit threshold has typically been applied to single family development and it was based on lots. In developing specific regulation regarding the forty unit threshold, Staff reviewed all areas of residential development that needed to be addressed. While the issue has not been as predominate, access to multi-family complexes and mobile home parks needed to be addressed as part of the amendment. Staff has proposed language that would address all residential development and defines the threshold in a manner that would be based on dwelling units. This would insure that single-family development, multi-family development including apartments and assisted living centers and mobile/manufactured home parks are treated similarly.

Cumulative Calculations - Staff has recommended that the basis for defining the number of dwelling units is a combination of all dwelling units using the access. This would preclude a new development from access an existing development that currently exceeds or has forty dwelling using a single access. This requirement is intended to insure review of the whole situation not just individual developments. It would not be appropriate to allow new

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development to add additional density to an area when the existing development has previously reached the threshold for a second access without a second access being developed.

Exceptions - Staff realizes that unique situations will arise as development continues throughout the community that specific situations may exist where it is not physically possible to provide a second access point. A Special Exception to the Street Design Criteria Manual may be approved to allow flexibility to these requirements. However, care will need to be taken to insure that adequate provisions are made to protect the public safety. Developments occurring in hazards such as flood plains or high wild land fire hazard areas should comply with these requirements.