



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department


300 Sixth Street

Bob Dominicak, Project Manager, DSCC
Growth Management Department
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MEMORANDUM

TO: Public Works Committee

FROM: Bob Dominicak, PE/LS 
Development Service Center Coordinator
Growth Management Department

DATE: October 30, 2007

RE: Appeal of Denial of Request for an Exception to waive the requirement for a second access for 71 dwelling units regarding the proposed Lot 8 of Block 4, Clarkson Subdivision

A request was submitted by Renner & Associates LLC on September 28, 2007, 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. 07PL114 for the proposed Lot 8 of Block 4, Clarkson 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, Clarkson Road serves as exclusive access to several lots. The proposed project will result in excess of 71 dwelling units with one point of access.

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.

However, due to the significant safety issues and traffic concerns relative to allowing in excess of 71 dwelling units in lieu of 40 dwelling units on a permanent basis with one point of access, staff recommends that the Exception as requested be denied.

Staff Recommendation: Staff recommends that the Public Works Committee recommend upholding the denial of the request to waive the requirement to provide a second street access for 71 dwelling units.

Robert H. Dominicak, P.E./L.S.
Development Services Center Coordinator

Cc: File 07EX105

Dominicak Bob

From: eric@rennerassoc.com
Sent: Tuesday, October 23, 2007 1:12 PM
To: bob.dominicak@rcgov.org
Subject: Clarkson Subdivision

Bob,

We would like to appeal the denial of the special exception to the 40 unit rule to public works. Please contact me with the date the appeal will be before public works.

Thank you,
Eric Howard, RLS
Renner & Associates
605-721-7310

10/23/2007

**REQUEST FOR EXCEPTION TO
RAPID CITY DESIGN STANDARD / CRITERIA / REGULATIONS**

PROJECT 07PL114 - CLARKSON SUBD.

DATE: 9/28/07 SUBMITTED BY: RENNER & ASSOCIATES 721-7310

PIN #: 3731400011

LEGAL DESCRIPTION: BALANCE OF THE N1/2 OF THE SE1/4, LYING WEST OF CLARKSON ROAD &
A PORTION OF THE SE1/4 OF THE NE 1/4, SECTION 21, T1N, R7E, BHM, PENNINGTON COUNTY SOUTH DAKOTA

PROPOSED LOT 8 OF BLOCK 4, CLARKSON SUBDIVISION

EXCEPTION REQUESTED: SECTION _____ STD / CRITERIA / REG Select One

DESCRIPTION OF REQUEST: ~~TO ALLOW A GUL-DE-SAC IN EXCESS OF 1,200 FEET AND TO WAIVE
THE REQUIREMENTS TO PROVIDE INTERMEDIATE TURNAROUNDS AND TO ALLOW MORE THEN 40 DWELLING UNITS WITH
ONE POINT OF ACCESS.~~

JUSTIFICATION: CLARKSON ROAD CURRENTLY EXIST WITH EXCESS 1,200 FEET , AND OVER 40 DWELLING UNITS

SUPPORTING DOCUMENTATION: Yes No

STAFF COMMENTS: THERE IS APPROXIMATELY 70 LOTS/DWELLINGS ALONG
CLARKSON ROAD WITH ONLY ONE WAY OUT. IF THE ASSOCIATED FEAT WILL
INCREASE THIS NUMBER WITHOUT PROVIDING A SECOND MEANS OF INGRESS/
EGRESS

STAFF RECOMMENDATION: DENY

BY: _____

RECEIVED
SEP 28 2007

Rapid City Growth
Management Department

Robert Parked

DATE: 10/04/07

AUTHORIZATION: _____

APPROVED

DENIED

Robert H. Demme
GROWTH MANAGEMENT DIRECTOR

DSCC

10/04/07
DATE

TDR
PUBLIC WORKS DIRECTOR*

APPROVED

DENIED

10/5/07
DATE

FILE #: 07EX105

Revised 04/18/07

ASSOCIATED FILE#: 07PL114

*Public Works Director's signature is not required for Lot Length to Width Exceptions, Ordinance No 5232



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Growth Management Department

300 Sixth Street

Todd Peckosh, Project Manager
Growth Management Department
city web: www.rcgov.org

Phone: 605-394-4157
Fax: 605-394-6636
e-mail: todd.peckosh@rcgov.org

October 4, 2007

Mr. Gary Renner
616 Sixth Street
Rapid City, SD 57701

Re: Proposed Lot 8 of Block 4, Clarkson Subdivision
Section 31, T1N, R8E
Request for Exception

Dear Mr. Renner:

The Request For Exception for an exception to waive the 40 Unit Rule is denied. The City of Rapid City, by resolution approved August 21, 2000, requires a street shall not provide exclusive access to more than forty dwelling units. A second street access shall be provided when more than forty dwelling units are accessed from a street. This is to ensure adequate emergency and public access to all developments.

Any applicant that disputes the denial of an exception may appeal such denial. The appeal will be placed on the next Public Works Committee agenda. The City Council will have final approval of whether or not to grant an exception that has been appealed.

Sincerely,

CITY OF RAPID CITY

Todd Peckosh, P.E.
Project Manager

cc: File



EQUAL OPPORTUNITY EMPLOYER



CITY OF RAPID CITY

Growth Management Department
300 Sixth Street
Rapid City, South Dakota 57701-5035

Jenni Dragoo, Administrative Secretary
Development Service Center
city web: www.rcgov.org

Phone: 605-394-4157
Fax: 605-394-6636
e-mail: jenni.dragoo@rcgov.org

Dear Renner & Associates:

Enclosed you will find a copy of the original exception request that was filed with the assigned file number and the decision details.

In the event that an exception request is denied, the Director of Public Works or the Director of Growth Management will advise the applicant of such denial in writing. Any applicant that disputes the denial of an exception may appeal such denial. The appeal will be placed on the next Public Works Committee agenda. The City Council will have final approval of whether or not to grant an exception that has been appealed.

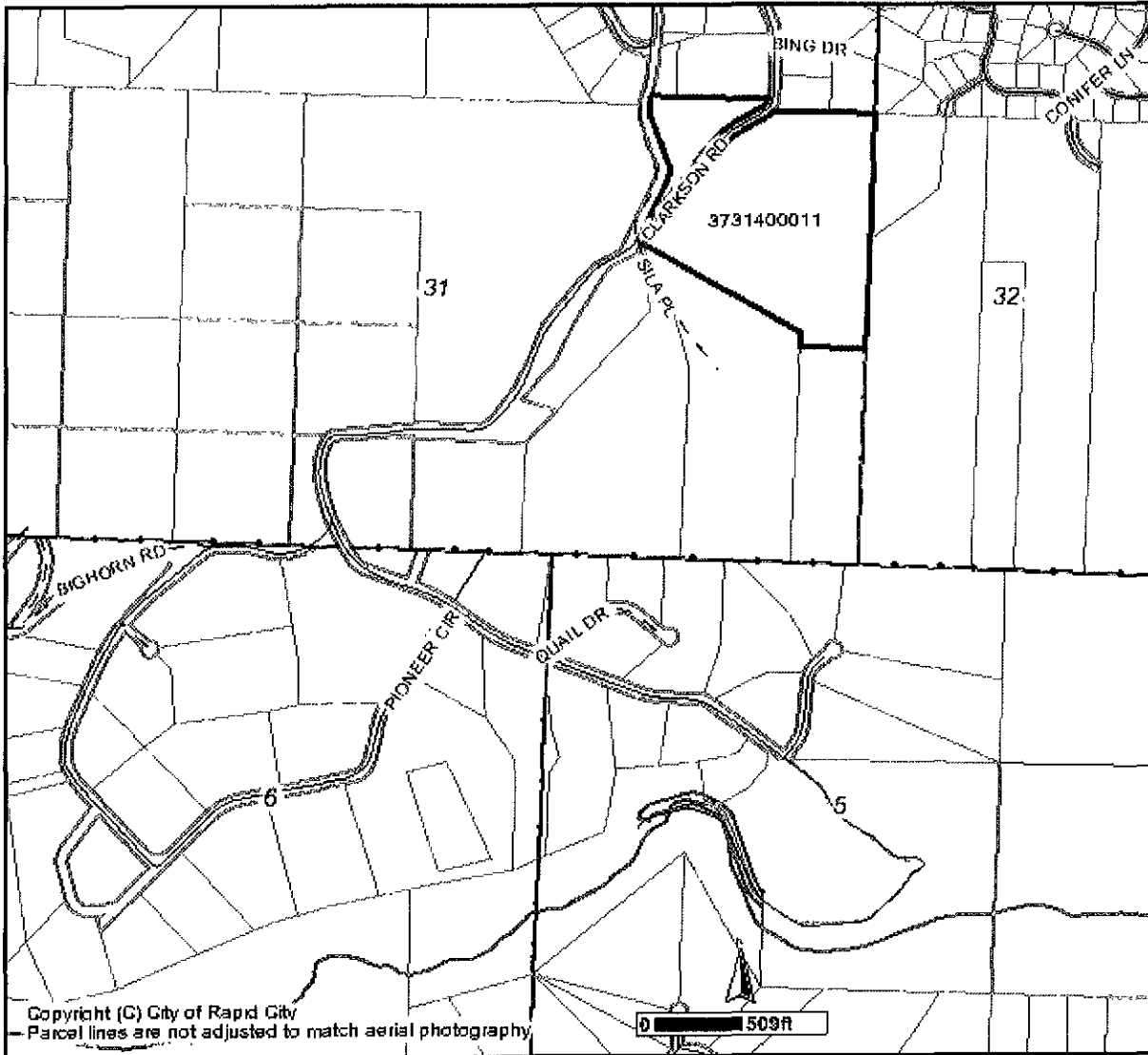
If you have any questions or need additional information, please contact our office at 605-394-4157.

Sincerely,

Jenni Dragoo
Administrative Secretary

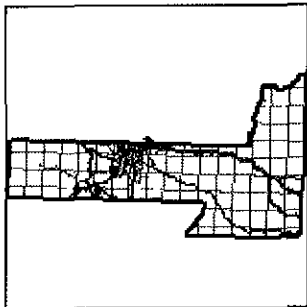
Enclosures

Print Close



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RapidMap

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