

# CITY of RAPID CITY

## Work Session Agenda Information

Item Number: WS

Work Session Meeting Date: 02/24/2021	1 <sup>st</sup> Council Meeting Date: 03/01/2021
Department: Public Works	2 <sup>nd</sup> Council Meeting Date:
Staff Contact: Roger Olsen	Petitioner: Fisk Land Surveying & Consulting (Janelle Finck)
Location: Lot 1 of Ridgeland Heights Subdivision #2	

### Agenda Placement:

☐ Presentation (Informational)    ☐ Discussion Item (Non Consent)    ☒ Regular Business (Consent)    ☐ Regular Business (Non Consent)

### Agenda Title:

Request from Fisk Land Surveying & Consulting Engineers for an Exception to allow more than 40 dwelling units with one point of access. Per Section 2.6 of the Infrastructure Design Criteria Manual (IDCM), a single access can only serve 40 dwelling units unless an Exception is approved by City Council.

### Explanation:

Ridgeland Heights Subdivision #2 is approximately 2.5 miles outside the City limits but is within the 3 mile Rapid City Platting area. Per Section 2.6 of the Infrastructure Design Criteria Manual (IDCM), a single access can only serve 40 dwelling units unless an exception is approved by City Council. Schroeder Road already exceeds 40 units (currently 75) and therefore requires an Exception to allow any additional development. If this Exception is approved it will allow Lot 1 of Ridgeland Heights Subdivision #2 to be divided into 3 residential lots raising the number of lots using one access to 77. City staff supports this exception with the stipulation that the requestor must obtain an approved variance from the County Board of Adjustment to waive the County's 40 dwelling requirement (Section 204 F of the County requirements) prior to final plat.

**Staff Recommendation: APPROVE with stipulation as noted.**

### Funding Source & Fiscal Impact (if applicable):

Fund	Cost Center	Fund	Cost Center

☐ Budgeted    ☐ Not Budgeted

### Attachments & Links:

Exception Request	Site Vicinity Map	Site Location Map

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

**PROJECT** Proposed Lots A - C of Lot 1 of Ridgeland Heights No. 2 Subd. - Ian & Brad Estes

**DATE:** 1-28-21 **SUBMITTED BY:**  
(Include Name, Company Name,  
Email Address & Phone Number) Janelle Finck - Fisk Land Surveying & Consulting Engineers

**PIN #:** 1935376003 janelle@fisklandsurveying.com (p) 605-348-1538

**LEGAL DESCRIPTION:** Existing - Lot 1 of Ridgeland Heights No. 2 Subdivision  
Proposed - Lots A - C of Lot 1 of Ridgeland Heights No. 2 Subdivision  
Located in the SW 1/4 of Section 35, T2N, R6E, BHM, Pennington County, SD

**EXCEPTION REQUESTED:** SECTION 2.6 **STD / CRITERIA / REG** Criteria

**DESCRIPTION OF REQUEST:** To allow a single access to serve <sup>77</sup> units in lieu of 40.

**JUSTIFICATION:**

(Please use back of sheet if additional room is needed) The proposed platting would increase density by 2  
residences. In general, this area is fairly open, with limited areas of forestation. The owners are  
willing to enter into covenant agreements to provide wildfire mitigation plans and install sprinkler  
systems in any new residential construction.

**SUPPORTING DOCUMENTATION:** ☒ **Yes** ☐ **No**

**PROPERTY OWNER'S SIGNATURE\*\*:**  **DATE:** 1/29/21

\*\*Or Agent, if previously designated by the Owner in writing.

\_\_\_\_\_  
FOR STAFF ONLY

**STAFF COMMENTS:** \_\_\_\_\_

**STAFF RECOMMENDATION:** \_\_\_\_\_

**REVIEWED BY:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**AUTHORIZATION:**

☐ **APPROVED**

☐ **DENIED**

**COMMUNITY PLANNING DIRECTOR**

☐ **APPROVED**

**DATE**

☐ **DENIED**

**PUBLIC WORKS DIRECTOR**

**DATE**

**FILE #:** 21EX-005

**ASSOCIATED FILE#:** 21PL008

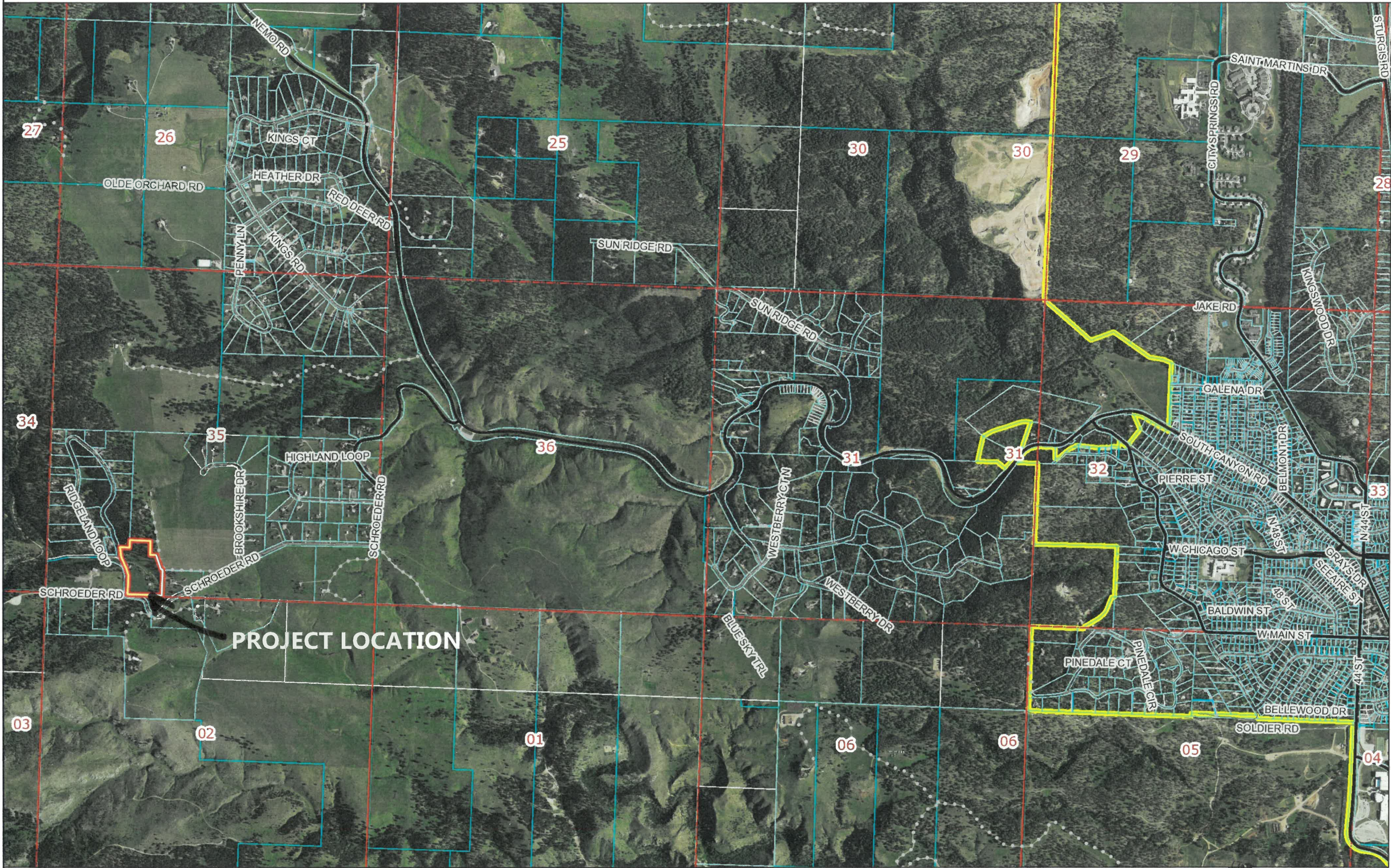
**RECEIVED**  
Revised 07/1/14

**FEB 02 2021**

**ENGINEERING  
SERVICES**

Copy to Utility Maintenance: \_\_\_\_\_ Copy to Water: \_\_\_\_\_ Copy to Waste Water: \_\_\_\_\_ Copy to Streets: \_\_\_\_\_ Copy to Traffic: \_\_\_\_\_ Copy to Construction: \_\_\_\_\_





**Legend**

Permit Buffer

**Roads**

- Interstate
- US highway
- SD highway
- County highway
- Main road
- Minor arterial
- Collector
- Ramp
- Paved road
- Unpaved road
- Trail
- Driveway
- Alley
- Unimproved road
- Airport Runway
- Not yet coded

Section Lines 0-25k

Tax Parcels

**Lot Lines**

- <Null>
- Lot Line
- Parcel Line

1: 18,538

**Map Notes:**

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





## Legend

- Permit Buffer
- Roads**
  - Interstate
  - US highway
  - SD highway
  - County highway
  - Main road
  - Minor arterial
  - Collector
  - Ramp
  - Paved road
  - Unpaved road
  - Trail
  - Driveway
  - Alley
  - Unimproved road
  - Airport Runway
  - Not yet coded
- Section Lines 0-25k
- Tax Parcels
- Lot Lines**
  - <Null>
  - Lot Line
  - Parcel Line

## Map Notes:

2,651.6 0 1,325.82 2,651.6 Feet

NAD\_1983\_StatePlane\_South\_Dakota\_South\_FIPS\_4002\_Feet  
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