

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

PROJECT Diamond Ridge Phase 2

DATE: 11-8-18

SUBMITTED BY:
(Include Name, Company Name,
Email Address & Phone Number)

Kyle Treloar, KTM Design Solutions, Inc.

PIN #: 42622

kyle@ktmdsi.com 605-791-5866

LEGAL DESCRIPTION: SW1/4 of the NW1/4 Less ROW; NW1/4 of the SW1/4 less Lot A and ROW
Located in Section 4 T1N, R8E, BHM, Rapid City, Pennington County, South Dakota

EXCEPTION REQUESTED: SECTION 2.6 STD / CRITERIA / REG criteria

DESCRIPTION OF REQUEST: Allow for 93 dwelling units on one point of access.

JUSTIFICATION:

(Please use back of sheet if additional room is needed) Proposed lots will be constructed to current building codes and be fire sprinkled. Additionally a secondary waterline will be constructed to tie the Homestead Street Water distribution system to the Valley Drive Water Distribution System improving the available fire flow to the entire area.

SUPPORTING DOCUMENTATION: Yes No

PROPERTY OWNER'S SIGNATURE**:

[Signature]

DATE:

11-9-18

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

FOR STAFF ONLY

STAFF COMMENTS: The two additional lots are proposed to be multi-family residential. Per IDCM 2.6, only City Council has authority to approve greater than 40 lots with one access.
STAFF RECOMMENDATION: Deny - see attached letter.

REVIEWED BY:

[Signature]

DATE: 11/29/18

AUTHORIZATION:

APPROVED

DENIED

COMMUNITY PLANNING DIRECTOR

DATE

11/29/18

APPROVED

DENIED

PUBLIC WORKS DIRECTOR

DATE

11-29-18

Revised 07/1/14

FILE #: 18EX126

ASSOCIATED FILE#: 18PL064

RECEIVED

NOV 21 2018

ENGINEERING SERVICES

Copy to Utility Maintenance: _____ Copy to Water: _____ Copy to Waste Water: _____ Copy to Streets: _____ Copy to Traffic: _____ Copy to Construction: _____



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701

Public Works Department Engineering Services Division

300 Sixth Street

Telephone: (605) 394-4154 FAX: (605) 355-3083

Web: www.rcgov.org

November 29, 2018

KTM Design Solutions
Kyle Treloar
528 Kansas City Street, Suite 4
Rapid City, SD 57701

Re: Exception File No. 18EX126

Dear Kyle Treloar:

Enclosed please 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 Community Planning will advise the applicant of such denial in writing. Any applicant that disputes the denial of an exception may appeal such denial. In order to appeal the denial the applicant shall file a written request of appeal to the Director within ten (10) working days of the denial. The appeal will be placed on the next Public Works Committee agenda, which will then go to The City Council for final consideration.

If you have any questions or need additional information, please contact our office at 605-394-4154.

Sincerely,

Kelly Langenbau

Kelly Langenbau
Administrative Secretary

Enclosure



EQUAL OPPORTUNITY EMPLOYER



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November 29, 2018

Kyle Treloar
KTM Design Solutions, Inc.
528 Kansas City Street
Rapid City, SD 57701

Re: Request for Exception to allow for 93 dwelling units with one point of access.
Associated with Diamond Ridge Phase 2 Subdivision
City File # 18EX126, Related Files 18PL064

Dear Kyle,

The Request for Exception to Section 2.6 of the City of Rapid City Infrastructure Design Criteria Manual (IDCM) to allow for 93 dwelling units with one point of access is denied.

IDCM Section 2.6 states "A street with a single access shall not be used for more than forty (40) dwelling units. A second access shall be provided when more than forty (40) dwelling units are accessed from a street. A second access means shall be a natural extension of the street system. The second access shall be configured such that emergency responders and the public have a second route to the property or exit from the property if one route is blocked. The number of dwelling units shall be determined as being the combination of all development(s) gaining access from the street. This requirement shall apply to all developments, including phased projects. *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 approved an exception.*"

The denial of this exception request may be appealed to the City Council by requesting it be placed on the next Public Works Committee agenda. The City Council has final approval of exception requests. In order to appeal the denial the applicant shall file a written request of appeal to the Public Works Director within 10 working days of the denial. Please contact the Public Works Engineering Department if you desire to appeal.

Sincerely,

City of Rapid City

Dan Kools, P.E., P.L.S., CPESC
Project Engineer



EQUAL OPPORTUNITY EMPLOYER

Kools Dan

From: Behlings Tim
Sent: Monday, November 26, 2018 10:57 AM
To: Kools Dan
Subject: RE: Diamond Ridge Exception Request

Dan,

I have looked it over and support the request at this time as requested to include the fire sprinkler protection stipulation. Typically multifamily residential already requires the installation of fire sprinkler protection, so this request simply affirms the installation and will also serve to address any town homes or other residential based configuration.

Give me a shout if you have any questions.. Thank you.

Tim Behlings

Division Chief / Fire Marshal
Fire and Life Safety Division

Rapid City Fire Department

10 Main St | Rapid City, SD 57701

O: (605) 394-5233 x6102 C: (605) 390-4511

E: tim.behlings@rcgov.org

Prepare - Prevent - Protect

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From: Kools Dan
Sent: Monday, November 26, 2018 10:33 AM
To: Behlings Tim
Subject: Diamond Ridge Exception Request

Hi Tim,

Please see attached Exception Request and Staff Report (see pages 3 & 4) for Phase 2 of Diamond Ridge, located on Valley Drive, north of Hwy 44. Let me know your thoughts on this when you have a chance.

Thanks!

Dan Kools, P.E., P.L.S., CPESC
City of Rapid City
Development Review Engineer
Public Works
300 Sixth Street
Rapid City, SD 57701
Phone: 605-394-4154

PROPOSED 1,331±LF OF RVSD WATER MAIN EXTENSION
(LOOPS WATERMAIN IN VALLEY DRIVE TO WATERMAIN
IN COPPERFIELD VISTAS)

DIAMOND
RIDGE
SUBDIVISION

PROPOSED 2 ADDITIONAL
LOTS ON SINGLE ACCESS

LOT B
3.63 ACRE±

MULTI-FAMILY
RESIDENTIAL

LOT A
3.59 ACRE±

UNDER
CONSTRUCTION

SINGLE FAMILY
RESIDENTIAL



KTM
DESIGN SOLUTIONS, INC.

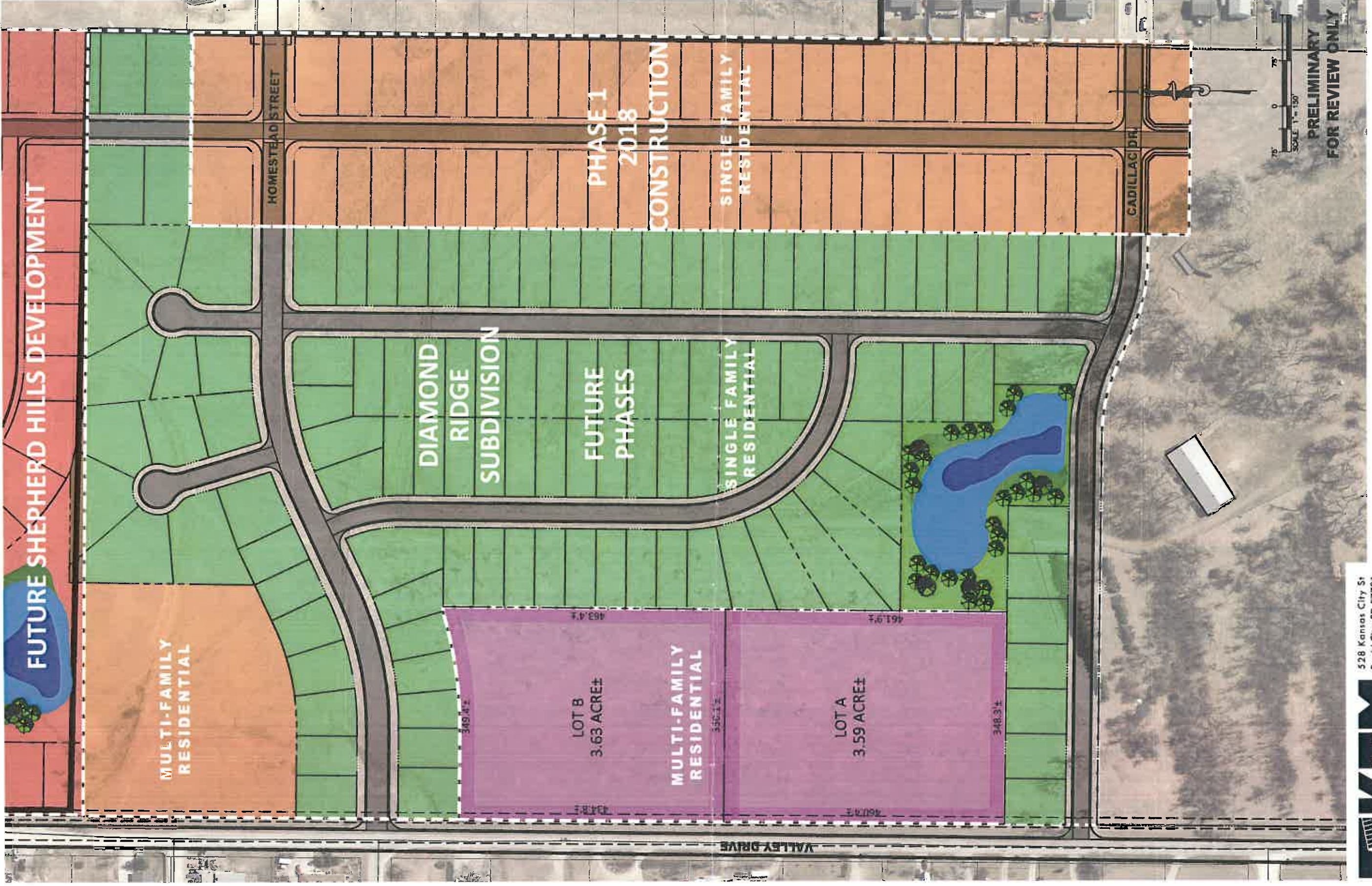
528 Kansas City St
Rapid City, SD 57701
[P] 605.791.5866
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[E] engineer@ktdms.com

CIVIL ENGINEERING | LAND PLANNING | CONSTRUCTION ADMINISTRATION
www.ktdmsdesignsolutions.com



PRELIMINARY
FOR REVIEW ONLY

DIAMOND RIDGE SUBDIVISION
WATERMAIN EXTENSION EXHIBIT
RAPID CITY, SOUTH DAKOTA
NOVEMBER 15, 2018



75' 0 75'
SCALE 1" = 150'

PRELIMINARY
FOR REVIEW ONLY

FUTURE SHEPHERD HILLS DEVELOPMENT

MULTI-FAMILY
RESIDENTIAL

DIAMOND
RIDGE
SUBDIVISION

FUTURE
PHASES

SINGLE FAMILY
RESIDENTIAL

LOT B
3.63 ACRES±

MULTI-FAMILY
RESIDENTIAL

LOT A
3.59 ACRES±

PHASE 1
2018

CONSTRUCTION

SINGLE FAMILY
RESIDENTIAL

KTM
DESIGN SOLUTIONS, INC. (e) engineers@ktmhills.com

CIVIL ENGINEERING | LAND PLANNING | CONSTRUCTION ADMINISTRATION
www.ktmdesignsolutions.com

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(e) engineers@ktmhills.com

DIAMOND RIDGE SUBDIVISION
MASTER AND PHASING PLAN
RAPID CITY, SOUTH DAKOTA
SEPTEMBER 5, 2018