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

PROJECT  Diamond Ridge Phase 2

DATE:  11-8-18

SUBMITTED BY:  Kyle Treloar, KTM Design Solutions, Inc.

(Please use back of sheet if additional room is needed)

LEGAL DESCRIPTION:  SW1/4 of NE 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
DESCRIPTION OF REQUEST:  Allow for 93 dwelling units on one point of access.

JUSTIFICATION:
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:

PROPERTY OWNER'S SIGNATURE**:  

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

STAFF COMMENTS:  The two additional lots are proposed to be multi-family residential. Per ZDCM 2.6, only 40 lots with one access.

STAFF RECOMMENDATION:  Deny - see attached letter.

REVIEWED BY:  DATE:

**NOTE** FOR STAFF ONLY

AUTHORIZATION:

COMMUNITY PLANNING DIRECTOR

PUBLIC WORKS DIRECTOR

FILE #:  18EX172.6
ASSOCIATED FILE#:  18PL064

Revised 07/11/14

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