

CITY of RAPID CITY

Agenda Item Summary

Public Works Committee Meeting Date: January 2, 2019	City Council Meeting Date: January 7, 2019
Staff Contact: Dan Kools - Project Engineer	Petitioner: KTM Design Solutions, Inc. on behalf of BH Capital, LLC
Location: Proposed Diamond Ridge Subdivision, Section 4, T1N, R8E, BHM, Rapid City, Pennington County, SD.	

Agenda Title:

Appeal by KTM Design Solutions, Inc. on behalf of BH Capital, LLC of an Exception Request denial to allow for 93 dwelling units with one point of access.

Summary:

On July 13, 2018 the applicant submitted a Preliminary Subdivision Plan to subdivide a portion of property into two Medium Density Residential zoned lots; the lots being approximately 5.6 and 3.8 acres in size. The lots front the east side of Valley Drive north of Highway 44. Valley Drive currently serves as exclusive access to 91 dwelling units. Infrastructure Design Criteria Manual (IDCM) Section 2.6 states "A street with a single access shall not be used for more than forty (40) dwelling units." The applicant is requesting two additional multi-family residential dwelling units be added to the existing 91 units, for a total of 93. Per IDCM 2.6, only the Rapid City Council has the authority to approve an exception to this requirement.

The applicant submitted an Exception Request to Public Works to allow for 93 dwelling units with one point of access on November 21, 2018. The Exception Request was denied by Public Works on November 29, 2018; see attached denial letter.

On December 3, 2018 the applicant submitted an appeal request. Public Works recommends denial of this request.

Funding Source & Fiscal Impact (if applicable):

Fund	Cost Center	Fund	Cost Center
N/A			

Recommendation:

Action: Deny

City Council Options:

1. Deny
2. Approve

Attachments & Links:

Exception Appeal Request Preliminary Plat & Master Plan	Location Map	Exception Request Denial
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