

Ordinance 17-004

An Ordinance amending the Subdivision Regulations of the City of Brookings and pertaining to secondary access for residential subdivisions for purposes of administration of the Subdivision Ordinance

Be It Ordained by the Governing Body of the City of Brookings, South Dakota that the Subdivision Regulations be amended as follows:

I.

ARTICLE I. IN GENERAL

That Section 51-5 of Article I. of the Subdivision Regulations shall be amended to include the following definitions:

51-5 Definitions

Primary Access: A hard surface roadway, dedicated as a right-of-way or as a private street, that connects to a street network and provides vehicular ingress/egress.

Secondary Access: A surfaced roadway, designed and constructed in accordance with the City of Brookings Engineering Design Standards Manual and connected to the street network that provides an alternative means of vehicular ingress/egress to/from an area which would otherwise only be accessible by a single primary access. Secondary access shall be evidenced by either a dedicated street right-of-way or a recorded public access easement.

II.

ARTICLE VI. SUBDIVISION IMPROVEMENTS AND DESIGN STANDARDS

That Section 51-64 of Article VI. of the Subdivision Regulations shall be amended to include the following additional street standards:

51-64 Street Standards

(k) Secondary access is required for all residential subdivisions as hereinafter provided:

- (1) Each residential subdivision with a projected trip generation of over four hundred (400) vehicle trips per day shall have a secondary

access. The trip generation count is determined within the area accessible by a single primary access.

- (2) The number of vehicle trips per day for purposes of the trip generation count shall be determined by the following:
 - a. Single Family Unit- 10 trips per day
 - b. Each Apartment Unit- 7 trips per day
 - c. Condominium/Townhouse Unit- 6 trips per day
 - d. Mobile Home Units- 5 trips per day
 - e. Elderly Housing Units- 3 trips per day
 - f. Residential PDD or Mixed Use-7 trips per day
- (3) No additional platting shall be allowed in any area exceeding four hundred (400) vehicle trips per day unless a secondary access is constructed or the Planning Commission has granted a variance as provided in Ordinance Section 51-84.
- (4) Subdivisions which received preliminary plat approval prior to the adoption of this regulation shall be exempt from this requirement for the lots shown on the approved preliminary plat. Preliminary plats which are revised subsequent to adoption of this ordinance are subject to the provisions of this ordinance.
- (5) If the density of the residential subdivision is unknown at the time of platting, the maximum density in the zoning district shall be used in calculating the vehicle trips per day.

III.

Any and all ordinances in conflict herewith are hereby repealed.

First Reading: February 14, 2017
Second Reading: February 28, 2017
Published: March 3, 2017

CITY OF BROOKINGS, SD



Scott Munsterman, Mayor



ATTEST:



Shari Thornes, City Clerk