

STAFF REPORT
May 26, 2005

No. 05SE006 - Exception to the Street Design Criteria Manual to the horizontal curve radius and to allow curb-side sidewalks **ITEM 20**

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for PLM Land Development LLC
REQUEST	No. 05SE006 - Exception to the Street Design Criteria Manual to the horizontal curve radius and to allow curb-side sidewalks
EXISTING LEGAL DESCRIPTION	NW1/2 NW1/4, less Eastridge Estates, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 88 acres
LOCATION	At the intersection of Enchanted Pines Drive and Enchantment Road
EXISTING ZONING	General Commercial District (Planned Development Designation) - Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	General Commercial District (Planned Development Designation)
South:	General Commercial District (Planned Development Designation) - General Agriculture District
East:	Low Density Residential Development (Planned Development Designation)
West:	Low Density Residential Development (Planned Development Designation) - Low Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	5/12/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Exceptions to the Street Design Criteria Manual to allow curbside sidewalks in lieu of property line sidewalks and to allow a 134 foot centerline radius in lieu of a 175 foot centerline radius be approved.

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GENERAL COMMENTS:

The applicant has submitted an Exception to the Street Design Criteria Manual to allow curbside sidewalks in lieu of property line sidewalks and to allow a 134 foot centerline radius in lieu of a 175 foot centerline radius for a proposed horseshoe street.

On February 21, 2005, the City Council approved a Layout Plat to subdivide a portion of the subject property into 127 residential lots.

The subject property is located north of Stumer Road and west of Fifth Street and is currently void of any structural development.

STAFF REVIEW:

Staff has reviewed the Exception request and has noted the following considerations:

Curbside Sidewalks: The Street Design Criteria Manual allows curbside sidewalks along lane place streets. The applicant has submitted a Master Plan of the subject property identifying five lane place streets within the proposed development. However, two collector streets also extend through the subject property. The Planning Commission and the City Council have granted Exceptions to allow curbside sidewalks along collector streets when topographic constraints preclude providing property line sidewalks. In particular, curbside sidewalks were permitted in a previous phase of this development located north of Minnesota Street due to the steep ravines and limited building envelopes on each lot. The applicant has submitted topographic information identifying that steep ravines also run through the subject property and that limited building envelopes will exist on each lot. As such, staff is recommending that the Exception to the Street Design Criteria Manual to allow curbside sidewalks in lieu of property line sidewalks be approved.

Centerline Radius: The applicant has submitted a Master Plan of the subject property identifying a horseshoe designed street with a 134 foot centerline radius in lieu of a 175 foot centerline radius as per the Street Design Criteria Manual. Staff has reviewed the Master Plan and identified that the horseshoe designed street provides for a desirable lot layout with improved building envelopes in lieu of a cul-de-sac street. In addition, the Fire Department has indicated that the reduced centerline street radius continues to provide adequate fire apparatus access. As such, staff is recommending that the centerline radius in lieu of a 175 foot centerline radius be approved.