

STAFF REPORT
October 7, 2004

No. 04SE003 - Special Exception to the Street Design Criteria ITEM 11
Manual Section 8.2.1 and Section 8.2.2

GENERAL INFORMATION:

PETITIONER	Bill Barber for GBA, Inc.
REQUEST	No. 04SE003 - Special Exception to the Street Design Criteria Manual Section 8.2.1 and Section 8.2.2
EXISTING LEGAL DESCRIPTION	Tract C in the SE1/4 SE1/4 Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.96 acres
LOCATION	1655 East 27th Street
EXISTING ZONING	Light Industrial District
SURROUNDING ZONING	
North:	Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
PUBLIC UTILITIES	Rapid Valley water and sewer
DATE OF APPLICATION	9/10/2004
REVIEWED BY	Renee Catron-Blair / David L. Johnson

RECOMMENDATION:

Staff recommends that the Special Exception to the Street Design Criteria Manual Section 8.2.1 and Section 8.2.2 for the minimum separation clearance from a driveway to a street intersection be approved with the following stipulation:

1. Prior to a Certificate of Occupancy being issued, the driveway width on East Saint Charles Street shall be reduced from 80 feet wide to a maximum width of 28 feet.

GENERAL COMMENTS:

The applicant has submitted a Special Exception to the Street Design Criteria Manual Section 8.2.1 and Section 8.2.2. Specifically the minimum separation clearance from a driveway on East 27th Street to S.D. Highway 44 does not meet the requirements of 115 feet separation.

Currently the applicant has submitted a building permit request for an addition to the subject property.

STAFF REPORT
October 7, 2004

No. 04SE003 - Special Exception to the Street Design Criteria ITEM 11
Manual Section 8.2.1 and Section 8.2.2

The subject property is located near the corner of S.D. Highway 44 and East 27th Street. The property also abuts the corner of East Saint Charles Street and East 27th Street. A veterinary clinic is currently located on this property.

STAFF REVIEW:

Staff reviewed the Special Exception to the Street Design Criteria Manual and has noted the following considerations:

Driveways: Currently two driveway approaches exist to the subject property along East Saint Charles Street and East 27th Street, respectively. The driveway approach along East 27th Street is located approximately 45 feet north of the East 27th Street and East Saint Charles Street intersection. The Street Design Criteria Manual states that a minimum separation of 115 feet must be provided. In addition, the width of the driveway approach along East Saint Charles Street is approximately 80 feet wide. The Street Design Criteria Manual states that a driveway approach to a commercial or industrial lot may not exceed 28 feet wide in Section 8.2.1B. Staff is recommending that a Special Exception be granted for the separation between the driveway approach along East 27th Street and the intersection from 115 feet to 45 feet with the stipulation that the driveway approach along East Saint Charles be reduced from 80 foot wide to a maximum width of the 28 foot prior to issuance of a Certificate of Occupancy.

Staff believes that this Special Exception to the Street Design Criteria Manual generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulation.