

STAFF REPORT
May 4, 2006

No. 06SE004 - Exception to the Street Design Criteria Manual to reduce the non-access easement from 50 feet to 40 feet on Winterset Drive **ITEM 7**

GENERAL INFORMATION:

PETITIONER	Boschee Engineering
REQUEST	No. 06SE004 - Exception to the Street Design Criteria Manual to reduce the non-access easement from 50 feet to 40 feet on Winterset Drive
EXISTING LEGAL DESCRIPTION	Lot 1A, Block 5, Stoney Creek Subdivision, Phase I, located in the W1/2 NW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.86 Acres
LOCATION	5225 Bendt Drive
EXISTING ZONING	Medium Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District - General Commercial District (Planned Commercial Development)
South:	General Commercial District (Planned Commercial Development)
East:	Low Density Residential District - Medium Density Residential District (Planned Residential Development)
West:	General Commercial District (Planned Commercial Development)
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	4/7/2006
REVIEWED BY	Mike Maxwell / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Exception to the Street Design Criteria Manual to reduce the non-access easement from 50 feet to 40 feet on Winterset Drive be approved.

GENERAL COMMENTS: The applicant requested an exception to the Street Design Criteria Manual to allow a 40 foot non-access easement along Winterset Drive in lieu of the required 50 foot non-access easement. The property is located in Lot 1, Block 5, Stoney Creek Subdivision, Phase I, located in the W1/2 NW1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. More generally know as 5225 Bendt Drive.

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

Exceptions: The applicant has requested that an Exception to the Street Design Criteria Manual to allow a 40 foot non-access easement along Winterset Drive in lieu of a 50 foot non-access easement to facilitate the placement of the proposed Townhome driveways along Winterset Drive. Staff discussed this request with the applicant and determined that to reduce the non-access easement from 50 feet to 40 feet to facilitate the placement of the driveways for the proposed Townhomes will not have a significant effect on the traffic flows in the area and will not produce a significant safety hazard for vehicles backing out of the driveways into Winterset Drive. As such, staff recommends that the Exception to allow a 40 foot non-access easement in lieu of a 50 foot non-access easement be approved.