

STAFF REPORT

November 21, 2002

No. 02SE004 - Special Exception to allow curbside sidewalks in lieu of property line sidewalks as required by Section 7.5 of the Street Design Criteria Manual

ITEM 56

GENERAL INFORMATION:

PETITIONER	Centerline, Inc. for Lazy P-6 Properties, LLC
REQUEST	No. 02SE004 - Special Exception to allow curbside sidewalks in lieu of property line sidewalks as required by Section 7.5 of the Street Design Criteria Manual
EXISTING LEGAL DESCRIPTION	SW1/4 NW1/4 of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40.0 acres
LOCATION	North of Catron Boulevard and east of proposed future 5th Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District
South:	County
East:	General Agriculture
West:	General Agriculture
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	06/26/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Special Exception to allow curbside sidewalks in lieu of property line sidewalks as required by Section 7.5 of the Street Design Criteria Manual be **denied**.

GENERAL COMMENTS:

This item has been continued several times since the July 25, 2002 Planning Commission meeting. The Special Exception request is a companion item to Layout Plat #02PL052. The Layout Plat has also been continued several times at the applicant's request. On October 29, 2002 the applicant submitted a revised Layout Plat. This Staff Report has been revised as of November 15, 2002. All added or revised text is shown in bold print. The applicant has submitted a Special Exception to allow curbside sidewalks in lieu of property line sidewalks. The Special Exception request is

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a companion item to an associated Layout Plat known as "Lazy P-6 Properties". The Layout Plat proposes to subdivide 40 acres into 20 commercial lots. (See companion item #02PL052.)

The property is located in the northeast corner of the intersection of Catron Boulevard and the proposed right-of-way location for the future extension of Fifth Street and is currently void of any structural development.

STAFF REVIEW: The Layout Plat identifies that curb side sidewalks will be constructed along all of the interior street(s). The Engineering Division has indicated that property line sidewalks must be provided within the proposed commercial development as required by the Street Design Criteria Manual. **Curb side sidewalks, as proposed, interfere with snow removal and general maintenance of the adjacent roadways(s). In addition, unacceptable driveway cross slopes are created when curb side sidewalks are allowed. The Engineering Division has also indicated that the typical radius at intersection(s) do not support curb sidewalks, particularly in commercial developments.** The Transportation Coordinator has indicated that property line sidewalks are needed in order to provide a buffer between pedestrians and the vehicular traffic that will be generated by the proposed commercial development.

The applicant has not identified any compelling reason to support the Special Exception request. In order to provide an adequate buffer between pedestrians and vehicular traffic for public safety and to meet the minimum standards as required by the Street Design Criteria Manual for a commercial development, staff is recommending that the Special Exception request be denied.