

STAFF REPORT

November 21, 2002

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**No. 02VE015 - Vacation of Access Restriction**

**ITEM 18**

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GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Mark and Christie Ingalls
REQUEST	<b>No. 02VE015 - Vacation of a portion of an Access Restriction</b>
EXISTING LEGAL DESCRIPTION	Lot 6 of Block 3 of Copper Oaks #3 Subdivision, located in the NE1/4 of Section 7, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.51 acres
LOCATION	North of Wild Turkey on Wilderness Canyon Road
EXISTING ZONING	Suburban Residential District
SURROUNDING ZONING	
North:	Suburban Residential District
South:	Suburban Residential District
East:	Suburban Residential District
West:	Suburban Residential District
PUBLIC UTILITIES	Community Water and Private Septic
DATE OF APPLICATION	10/11/2002
REPORT BY	Tom Kurtenbach

RECOMMENDATION: Staff recommends that the Vacation of Access Restriction be denied.

GENERAL COMMENTS: The applicant is proposing to vacate a 40 foot wide portion of an access restriction adjacent to Lot 6 of Block 3 along Wilderness Canyon Road in Copper Oaks #3 Subdivision. Lot 6 is located near the intersection of Red Fox Court and Wilderness Canyon Road. According to the existing plat, access to Lot 6 is provided from Wilderness Canyon Road in the northeast corner of the lot. Currently, no structures are located on the lot. The applicant feels the proposed access would be more amenable to the proposed development plan for the lot.

STAFF REVIEW: Staff has reviewed the request to vacate the access restriction adjacent to Lot 6 along Wilderness Canyon Road and is recommending denial. Pennington County Highway personnel have indicated that the access restriction was identified at the time the property was

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platted due to sight distance concerns. The proposed area for access will have poor alignment to Red Fox Court.

Wilderness Canyon Road serves as a collector road providing circulation through the Copper Oaks #3 development. Red Fox Court intersects Wilderness Canyon Road and extends to the west where it dead ends as a cul-de-sac. The intersection of Red Fox Court at Wilderness Canyon Road does not align with the proposed access to Lot 6. Staff considers this misalignment a potential traffic hazard.

Common access to Lots 6 and 7 may provide an alternative access point which would provide alignment with Red Fox Court. This alignment would only be achieved if access to both Lots 6 and 7 was provided adjacent to Lot 7. In this case, a common access agreement between Lot 6 and 7 property owners would be necessary.

Based on the potential for traffic hazards which may result from the proposed vacation of access restriction, staff recommends that the Vacation of Access Restriction be denied.

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RECOMMENDATION:

Staff recommends that the 02VE015 be

Engineering Division Recommendations:

1.

Fire Department Recommendations:

Traffic Engineering Division Recommendations:

Transportation Planning Division Recommendations:

Urban Planning Division Recommendations:

GENERAL COMMENTS:

STAFF REVIEW: