

STAFF REPORT

February 20, 2003

No. 03VE001 - Vacation of Access Restriction

ITEM 53

GENERAL INFORMATION:

PETITIONER	Wyss Associates, Inc. for Skyline Pines Development Co.
REQUEST	No. 03VE001 - Vacation of Access Restriction
EXISTING LEGAL DESCRIPTION	Lots 7 and 8, Block 2, Skyline Pines Subdivision, located in the SW1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 10.34 acres
LOCATION	1501 and 1515 Pevans Parkway
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	Park Forest District
East:	Park Forest District
West:	Park Forest District
PUBLIC UTILITIES	City Sewer and Water
DATE OF APPLICATION	01/22/2003
REPORT BY	Tom Kurtenbach

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

GENERAL COMMENTS: The applicant is proposing to vacate an access restriction along Skyline Drive on Lots 7 and 8, Block 2, in the Skyline Pines Subdivision. The applicant indicated that constructing a driveway from Pevans Parkway to Lots 7 and 8 would be more costly than constructing a driveway from Skyline Drive due to the terrain and existing springs in the Pevans Parkway area.

Lots 7 and 8 are bordered by Skyline Drive on the south and Pevans Parkway on the north. Access to both lots is currently required from Pevans Parkway.

STAFF REVIEW: Staff has reviewed the request to vacate the access restriction adjacent to Lots 7 and 8 along Skyline Drive and is recommending denial. Skyline Drive serves as a collector road providing circulation through the Skyline Pines Subdivision, while Pevans Parkway is classified as a local street. According to the Street Design Criteria Manual, access

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must be taken from the lesser order street. This criterion is intended to optimize traffic circulation efficiency and safety. Based on the terrain, limited sight distance and higher traffic volumes along Skyline Drive, the provision of ingress and egress to Lots 7 and 8 directly from Skyline Drive would create unnecessary traffic hazards.

During the original platting of Skyline Pines, a subdivision variance to waive improvements to Skyline Drive was supported by the Planning Staff. A primary reason for supporting the variance was the fact that an access restriction would be placed on the property precluding the use of Skyline Drive for direct access.

Skyline Drive has a long history of providing motorists and pedestrians with the natural beauty of the surrounding area. Skyline Drive provides panoramic views of the "hogback ridge", historic downtown, the West Boulevard Historic District, Canyon Lake Park, Dark Canyon, Memorial Park, the western edge of the Badlands, the Black Hills and Harney Peak. The Skyline Drive corridor was submitted for review by the State Scenic Byway Review Committee. The byway designation has not been approved to date. Both private citizen groups and public agencies including the South Dakota Department of Transportation have been proactive in preserving the natural beauty of this area. The provision of direct access from Skyline Drive and the construction of driveways will further impact this scenic corridor.

The vacation of the access restriction in conjunction with the request to reduce the building setback restriction from 100 feet to 50 feet (See Companion Item No. 03VE002) will have a significant negative impact on this important historic community corridor. The provision of direct access to the property from Skyline Drive will erode the protections that were agreed to as part of the original plat approval.

Based on the aforementioned information, Staff recommends that the Vacation of Access Restriction be denied.