

STAFF REPORT
January 6, 2005

No. 04SE005 - Exception to the Street Design Criteria Manual Section 8.2.1 and 8.2.3 for approach corner clearance from a driveway to a street intersection and driveway approach openings **ITEM 16**

GENERAL INFORMATION:

PETITIONER	Dean Kurtz Construction Company for Dakota Hills Veterinary Clinic
REQUEST	No. 04SE005 - Exception to the Street Design Criteria Manual Section 8.2.1 and 8.2.3 for approach corner clearance from a driveway to a street intersection and driveway approach openings
EXISTING LEGAL DESCRIPTION	Lot A of Lot 3 of B of the SE1/4 of the NW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .88 Acres
LOCATION	along Centre Street
EXISTING ZONING	Light Industry District
SURROUNDING ZONING	
North:	Light Industry District
South:	Light Industry District
East:	Light Industry District
West:	Light Industry District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	12/09/2004
REVIEWED BY	Renee Catron-Blair / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Exception to the Street Design Criteria Manual Section 8.2.1 and 8.2.3 for approach corner clearance from a driveway to a street intersection and driveway approach openings be approved with the following stipulation:

1. Prior to a Building Permit being issued, the approach corner clearance from the driveway to a street intersection shall be revised to provide a minimum fifty feet of clearance.

GENERAL COMMENTS:

The applicant has submitted a request for an Exception to Section 8.2.1 and 8.2.3 of the Street Design Criteria Manual. Specifically, the applicant's approach corner clearance from the proposed driveway on Centre Street to the corner of Creek Drive is proposed to have a

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40 feet of separation in lieu of 75 feet per the Street Design Criteria Manual. In addition, the two approaches off Centre Street are proposed to be 40 feet wide in lieu of the 28 feet wide per the Street Design Criteria Manual.

The subject property is located near the corner of S.D. Highway 44 and Creek Drive along Centre Street. A veterinary clinic is currently located on the lot above this property where a parking lot and new asphalt approaches for the clinic are being proposed.

STAFF REVIEW:

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

Approach Corner Clearance: The Street Design Criteria Manual requires a minimum clearance of seventy-five feet (75'). The manual states that at locations where the required corner clearances cannot be attained, a minimum corner clearance of fifty feet (50') shall be maintained.

Driveway Approaches: Currently, one driveway approach exists along Creek Drive and a 20 foot wide approach along Centre Street. The applicant has proposed to remove the existing approach along Creek Drive and widen the existing approach along Centre Street approximately 20 additional feet. As well as creating a second 40 feet wide driveway approach along Centre Street 40 feet away from Creek Drive. 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. The Planning Commission and the City Council have granted similar Exception requests. As such, Staff is recommending that an Exception be granted for the requirement of driveway approach openings along Centre Street.

As a courtesy, Staff is providing the applicant additional information below of items that will be required but not as a part of this application:

Building Permit: A Building Permit must be obtained prior to any construction. Engineered drawings are required per SDCL 36-18A. A permit must be obtained to work within the right-of-way.

Power Line: Black Hills Power has stated they would like to be contacted regarding the construction grading and clearance of the overhead power line pole and asphalt.

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.