

STAFF REPORT
July 7, 2005

No. 05SE007 - Exception to the Street Design Criteria Manual to allow curb side sidewalks in lieu of property line sidewalks **ITEM 20**

GENERAL INFORMATION:

PETITIONER	Jul-Mar Development, Inc.
REQUEST	No. 05SE007 - Exception to the Street Design Criteria Manual to allow curb side sidewalks in lieu of property line sidewalks
EXISTING LEGAL DESCRIPTION	Lots 5, 6 and 7, Block 1, Skyview North Subdivision, SE1/4, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.55 acres
LOCATION	At the southern terminus of Minnewasta Road
EXISTING ZONING	Low Density Residential District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential Development)
South:	Low Density Residential District (Planned Residential Development)
East:	Park Forest District
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/23/2005
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Exception to the Street Design Criteria Manual to allow curb side sidewalks in lieu of property line sidewalks be approved with the following stipulation:

1. A smooth transition between the curb side sidewalk and property line sidewalk shall be provided.

GENERAL COMMENTS:

The applicant has submitted an Exception to the Street Design Criteria Manual to allow curbside sidewalks in lieu of property line sidewalks.

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The property is located at the eastern terminus of Minnewasta Drive and is a part of the "Skyview North Subdivision". Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Exception request and has noted the following consideration:

Curbside Sidewalks: The Planning Commission and the City Council have granted Exceptions to allow curb side sidewalks when topographic constraints preclude providing property line sidewalks. The applicant has submitted topographic information identifying that steep slopes from the street to the building envelopes exist on each lot. In addition, the topographic constraints limit the size and location of the building envelopes. The applicant has indicated that curb side sidewalks will allow for an improved driveway grade to be provided to the future building sites located on each lot. As such, staff is recommending that the Exception to the Street Design Criteria Manual to allow curbside sidewalks in lieu of property line sidewalks be approved with the stipulation that a smooth transition between the curb side sidewalk and property line sidewalk be provided.