

STAFF REPORT
August 10, 2006

No. 06SE002 - Exception to the Street Design Criteria Manual to allow access from the higher order street, to allow two access points in lieu of one and to reduce the access restriction on Padre Drive to 50 feet from the intersection of Jolly Lane

ITEM 16

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Steve Zandstra of Triple Z Real Estate LLLP
REQUEST	No. 06SE002 - Exception to the Street Design Criteria Manual to allow access from the higher order street, to allow two access points in lieu of one and to reduce the access restriction on Padre Drive to 50 feet from the intersection of Jolly Lane
EXISTING LEGAL DESCRIPTION	A parcel of land Located in the SE1/4, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 2.093 acres
LOCATION	At the intersection of Jolly Lane and Padre Drive
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:	Low Density Residential District (Planned Residential Development)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City water, sewer
DATE OF APPLICATION	3/24/2006
REVIEWED BY	Mike Maxwell / Bob Dominicak/Marcia Elkins

RECOMMENDATION:

Staff recommends that the Exception to the Street Design Criteria Manual to allow access from the higher order street, to allow two access points in lieu of one and to reduce the access restriction on Padre Drive to 50 feet from the intersection of Jolly Lane be **denied without prejudice**.

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GENERAL COMMENTS: (Update: August 4, 2006. All revised and/or added text is shown in bold print.) The consulting engineer has indicated that they no longer are requesting to take access from the higher order street (Jolly Lane), nor to allow two access points in lieu of one. However, they are still requesting that the access restrictions on Padre Drive be reduced to 50 feet from the Jolly Lane intersection. However, to date the applicant has not yet submitted the site plan indicating the location of the structure and the driveway as requested in April. This information is required to substantiate the need for the reduction in the distance between the driveway approach and the intersection.

Since this request was initially submitted, the process for considering exceptions to the Street Design Criteria Manual has been revised. The process now provides for the Growth Management Director and Public Works Director, or their designees to review and approve requests for exceptions to the Street Design Criteria Manual. Appeals of their decision are made to the City Council through the Public Works Committee. It appears that once the additional information is submitted, it could more expeditiously be reviewed through the new process. For that reason, combined with the consulting engineers indication that portions of the original request are no longer needed, staff would recommend that the request for the Exception to the Street Design Criteria Manual be denied without prejudice. Staff would further note that the applicant may need to submit a request to vacate any notes on the plat for the access restrictions, should the exceptions be granted.

(Update: June 30, 2006. All revised and/or added text is shown in bold print.) The consulting engineer has requested that the item be continued. Staff is recommending that the request be continued to the August 10, 2006 Planning Commission meeting to allow the applicant to submit additional information.

(Update: June 1, 2006. All revised and/or added text is shown in bold print.) The consulting engineer has requested that the item be continued to the July 6, 2006 Planning Commission meeting to allow them to submit additional information.)

(Update: May 18, 2006. All revised and/or added text is shown in bold print.) Staff contacted the consulting engineer representing the applicant and confirmed that the site plan identifying the location of the building and driveway has not been submitted as of this date. For this reason, staff is recommending that this request be continued to the June 8, 2006 Planning Commission meeting.

(Update, April 26, 2006. All revised and/or added text is shown in bold print.) At the April 20, 2006 Planning Commission, the application for the Planned Residential Development was continued to the May 4, 2006 meeting to allow the applicant time to provide the additional information. As of this date the applicant has not submitted a revised site plan.

The applicant submitted an application for an Exception to the Street Design Criteria

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Manual, to allow access from a higher order street, to allow two access points to a residential lot and to reduce the access restriction on Padre Drive from 75 feet to 50 feet from the intersection of Jolly Lane. The properties are located at the corner of Padre Drive and Jolly Lane.

STAFF REVIEW: Staff has reviewed the Exception application and has noted the following considerations:

Site Plan: Staff noted that the site plan submitted with the exception application did not show the building and driveway locations for each lot. As such, staff recommends that prior to Planning Commission approval a revised site plan showing the building and driveway location shall be submitted for review and approval.

Staff recommends that the Exception to the Street Design Criteria Manual be **denied without prejudice**.