

STAFF REPORT

March 6, 2003

No. 03RD002 - Road Name Proposal for a private drive - Lytle Lane

ITEM 9

GENERAL INFORMATION:

PETITIONER	Joseph and Winona Lytle (Life Estate)
REQUEST	No. 03RD002 - Road Name Proposal for a private drive - Lytle Lane
EXISTING LEGAL DESCRIPTION	Balance of Tract A of the E1/2 SW1/4 and of the W1/2 SE1/4 less Lot H1 and the S1/2 SW1/4 NE1/4 less Lot H2 and less right-of-way; S1/2 SE1/4 NW1/4 less Lot H1; balance of NE1/4 SW1/4 less Lot H1; and the balance of the W1/2 SE1/4, all located in Section 9, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximate 164.58 acres
LOCATION	East of Twilight Drive and south of E. Highway 44
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Commercial District w/Planned Commercial District
South:	General Agriculture District
East:	Suburban Residential District (County)
West:	Suburban Residential District (County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/07/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Resolution naming a driveway "Lytle Lane" be approved with the stipulation that the applicant shall post the required street sign.

GENERAL COMMENTS:

The proposed road naming request has been submitted to name a private driveway extending south off S.D. Highway 44 to the applicant's residence. The applicant previously accessed the property from Orchard Lane; however, the recent construction of an overpass for the Heartland Express Roadway has eliminated the access point to the property from Orchard Lane. Orchard Lane continues to serve as the applicant's mailing address. Due to mail delivery issues and emergency personal response, the applicant has requested that the driveway be named as requested.

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STAFF REVIEW:

The City typically does not name private driveways except in situations where emergency access can be improved due to unusual lot layout, topography or other unique circumstances. Due to the unique access issues associated with this site, staff recommends that the driveway be named as proposed. The Emergency Services Communication Center has reviewed the proposed road name, and recommends approval. This will improve emergency response to the site and provide greater convenience to the residents.

The applicant's driveway extends south from S.D. Highway 44, across property currently owned by the City. The applicant should be aware that naming the driveway in no way creates a legally binding obligation for the City or any future property owner to allow access across the City owned property.

It has been the policy of the City to require applicants to arrange and pay for the installation of street signs in cases where the applicant is requesting a new name or a name change. For that reason, staff is recommending that the applicant arrange for and pay for the installation of the street sign. (The Planning Department Staff will notify all affected agencies of the street renaming after the City Council approves the request.)