

STAFF REPORT
March 24, 2005

No. 05SE003 - Exception to the Street Design Criteria Manual to allow access to be taken from the higher order street **ITEM 19**

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting for Kaski Homes
REQUEST	No. 05SE003 - Exception to the Street Design Criteria Manual to allow access to be taken from the higher order street
EXISTING LEGAL DESCRIPTION	Lot 11, Block 10, Elks Country Estates, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximatey .44 Acres
LOCATION	At the intersection of Padre Drive and Sawgrass Court
EXISTING ZONING	Low Density Residential - II District (Planned Residential Development)
SURROUNDING ZONING	
North:	Low Density Residential - II District (Planned Residential Development)
South:	Low Density Residential - II District (Planned Residential Development)
East:	Low Density Residential - II District (Planned Residential Development)
West:	Low Density Residential - II District (Planned Residential Development)
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/25/2005
REVIEWED BY	Todd Tucker / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Exception to the Street Design Criteria Manual to allow access to be taken from the higher order street be approved with the following stipulations:

1. The driveway approach shall be located a minimum of 80 feet from the northwest corner of Sawgrass Court and Padre Drive; and,
2. The driveway approach on the subject property shall align with the proposed driveway approach on the east side of Padre Drive.

GENERAL COMMENTS: The subject property is located at the northwest corner of Padre Drive and Sawgrass Court. In May 2004 a Final Plat was approved to create eight residential lots as part of the Elks Country Estates Subdivision including the subject

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property. The recorded plat identified an access restriction along the first 50 feet of Sawgrass Court and along the entire property line along Padre Drive. On January 26, 2005 the applicant submitted a Vacation of Easement (05VE001) application to vacate the northern 85.64 feet of the access restriction along Padre Drive. The applicant is now requesting approval of an Exception to the Street Design Criteria Manual to allow access to be taken from the more traveled street.

STAFF REVIEW: Staff has reviewed the Exception to the Street Design Criteria Manual request as it relates to the applicable provisions of the Rapid City Municipal Code and has noted the following issues:

Driveway Separation: The applicant's site plan indicates that a two-family structure is proposed to be constructed on the subject property. The applicant is proposing to have one dwelling unit take access from Sawgrass Court and the other dwelling unit to take access from Padre Drive. Padre Drive is the more traveled street. However, the applicant is proposing to align the driveway approach on the subject property with the proposed driveway approach on the east side of Padre Drive. Staff noted that the separation between the proposed driveway approach on the subject property and the intersection of Sawgrass Court and Padre Drive combined with the alignment of the proposed driveway approach on the east side of Padre Drive will mitigate most traffic conflicts on Padre Drive. As such, staff recommends approval of the Exception to the Street Design Criteria Manual with the previously stated stipulations.