

STAFF REPORT
April 24, 2008

No. 08VE007 - Vacation of Non-Access Easement

ITEM 68

GENERAL INFORMATION:

APPLICANT/AGENT	Lage Construction, Inc.
PROPERTY OWNER	Linda Rydstrum
REQUEST	No. 08VE007 - Vacation of Non-Access Easement
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Block 1 of the Villaggio at Golden Eagle, located in the SE1/4 of the NW1/4 of the SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 4.93 acres
LOCATION	5832 Villaggio Lane
EXISTING ZONING	Low Density Residential District (Planned Residential District)
SURROUNDING ZONING	
North:	Low Density Residential District (Planned Residential District)
South:	General Agriculture District
East:	Low Density Residential District (Planned Residential District)
West:	Low Density Residential District (Planned Residential District)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	3/28/2008
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Vacation of Non-Access Easement be approved with the following stipulations:

1. Prior to City Council approval, an Exception shall be obtained to allow two driveways to serve one residence in lieu of one driveway as per the Street Design Criteria Manual;
2. Prior to City Council approval, an Exception shall be obtained to allow an approximate 45 foot wide driveway along Villaggio Lane in lieu of a maximum 20 foot wide driveway as per the Street Design Criteria Manual or the driveway shall be redesigned to comply with the requirement;
3. Prior to City Council approval, an Exception shall be obtained to reduce the separation between the driveway along Montebello Court and the intersection of Montebello Court

STAFF REPORT
April 24, 2008

No. 08VE007 - Vacation of Non-Access Easement

ITEM 68

- and Villaggio Lane from 50 feet to 35 feet or the driveway shall be relocated to comply with the requirement; and,
4. Prior to City Council approval, a developmental lot agreement shall be signed.

GENERAL COMMENTS:

The applicant has submitted a Vacation of a Non-Access Easement request to vacate approximately 25 feet of a non-access easement located along Montebello Court. In addition, the applicant has submitted a Vacation of a portion of the 16 foot wide utility and minor drainage easement (#08VE008) located along the common lot line of Lots 1 and 2 of Block 1, Villaggio at Golden Eagle.

The property was originally platted in 2007. The applicant is now proposing to construct one single family residence on two lots.

The property is located in the northwest corner of the intersection of Montebello Court and Villaggio Lane. Currently, the property is void of any structural development.

STAFF REVIEW:

Staff has reviewed the Vacation of a Non-Access Easement request and has noted the following considerations:

Number of Driveways: The applicant has submitted a site plan showing the construction of one single family residence on Lots 1 and 2 of Block 1, Villaggio at Golden Eagle Drive. In addition, the site plan shows two driveway locations to the proposed single family residence. Section 8.2.1.H of the Street Design Criteria Manual states that not more than one driveway will be allowed to any single family residence. As such, staff is recommending that prior to City Council approval, an Exception be obtained to allow the two driveways to a single family residence in lieu of one driveway. In addition, staff is recommending that a developmental lot agreement be signed by the applicant securing the two lots as one developmental property prior to City Council approval.

Width of Driveway: The driveway located along Villaggio Lane is approximately 45 feet in width. However, Section 8.2.1.A of the Street Design Criteria states that a residential driveway can not be more than 20 feet in width. As such, staff is recommending that prior to City Council approval, an Exception be obtained to allow the 45 foot wide driveway in lieu of a maximum 20 foot wide driveway as per the Street Design Criteria Manual or the driveway must be redesigned to comply with the requirement.

Driveway Spacing: An approximate 35 foot separation is proposed for the driveway located along Montebello Court and the intersection of Montebello Court and Villaggio Lane. However, Section 8.2.2 of the Street Design Criteria Manual requires a minimum separation of 50 feet. As such, staff is recommending that prior to City Council approval, an Exception be obtained to reduce the separation from 50 feet to 35 feet as per the Street Design Criteria Manual or the driveway must be relocated to comply with the requirement.

Staff is recommending that the Vacation of a Non-Access Easement request be approved with the stipulations of approval as noted above.