



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Anzollitto
- ☐ 2 = Woolard
- ☒ 3 = Boyd
- ☐ 4 = Cisneros
- ☐ 5 = Colvin
- ☐ All

### AGENDA DATE

September 11, 2017

### ITEM NUMBER

14.

### DESCRIPTION

Consider a request for a variance to the Subdivision Ordinance, Article 3, Section 3.04.004, Lot Access, Minimum Separation for a driveway in a multi-family development located on a .996 acre tract located between S. Plant and Stahl Street, KID 63697 (Alamo Ridge Investments).

### STAFF'S RECOMMENDED ACTION (be specific)

Approve a request for a variance to the Subdivision Ordinance, Article 3, Section 3.04.004, Lot Access, Minimum Separation for a driveway in a multi-family development located on a .996 acre tract located between S. Plant and Stahl Street, KID 63697 (Alamo Ridge Investments).

### CONTACT PERSON

Laura Talley

### SUMMARY

The property owner received approval from P&Z and City Council in 2013 for 16 townhome units on this site. When they presented the plan to P&Z and Council discussion was had about limiting access between Plant and Stahl Street. They have followed through on our guidance and will provide one way in on Plant and one way out on Stahl Street, but the driveway access on Plant is closer to the neighboring driveway than is allowed by ordinance. They are now requesting a variance to the driveway separation requirements. We have attached a proposed site plan. They still need to plat the site, so the proposed plan still needs to be vetted, but they need the variance before they can submit a plat.

Based on the previous approval of the plan, Staff is supportive of the variance.

### 3.04.004 Lot Access

**TABLE 3-16 : MINIMUM ACCESS SEPARATION\*\***

FUNCTIONAL CLASSIFICATION	ACCESS TYPE	
	RESIDENTIAL *	NON-RESIDENTIAL
MAJOR ARTERIAL	None	None
MINOR ARTERIAL	None	None
PRIMARY COLLECTOR	None, except as provided in Note 3 below	300' / 300'
SECONDARY COLLECTOR	None, except as provided in Note 3 below	200' / 200'

		LOCAL	45' / 60'	100' / 100'
		NEIGHBORHOOD LOCAL	45' / 60'	75' / 75'
		ACCESS	None / 30'	None / 75'
<b>COST</b>				
<b>SOURCE OF FUNDS</b>				
<b>ADDITIONAL INFORMATION</b>				

This summary is not meant to be all inclusive. Supporting documentation is attached.