



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☒ 4 = Fowler
- ☐ 5 = Macaluso
- ☐ All

AGENDA DATE

October 7, 2019

DESCRIPTION

Consider a variance to the Subdivision Ordinance, Article 3, Planning and Community Design Standards, Section 3.04.004, Lot Access, Table 3-16, allowing driveway access for 12 Herff Road, 4.349 acres, (KAD No.15815). Take necessary action.

STAFF'S RECOMMENDED ACTION (be specific)

Consider the driveway variance for 12 Herff Road (4.349 acres) (KAD 15815).

CONTACT PERSON

Laura Talley, Planning and Community Development Director

SUMMARY

The property is located on Herff Road, which is classified as a Major Arterial by the City's Thoroughfare Plan. According to the Subdivision Ordinance, no driveways are permitted on Major Arterial Roadways. Due to the stated physical constraints of the property, the applicant requests that an access driveway be permitted for the proposed site.

The subject property is bound on the south and west by single family residential development, and to the north by undeveloped land. There are no connections to any existing streets beside Herff Road and this condition will impact any proposed development of the property. The existing driveway (north end) has a limited width due to the existing structure which was encouraged to be preserved when it was considered for rezoning.

Due to the physical condition of the property, the existing driveway would not offer enough space for the construction of a deceleration lane, and the necessary dimension of the driveway.

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'

* Minimum separation of residential lot access points may be averaged along a single block face.

** Separation between access points is measured from centerlines; separation from intersecting streets is measured from the center line of the access and the street edge of the intersecting street.

	<p>The developer for 17 Herff (across the street) is building a hooded left from the north bound side of Herff Rd. This proposed driveway will line up with the turn lane so people from the north side may cross into the development but visitors to this location cannot drive across Herff Road when they exit. The deceleration lane will provide enough space for the traffic to slow down to enter the development.</p> <p>Based on the material presented Staff recommends approval of the request for the variance for the property.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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