

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner
Meeting: November 1, 2022
Subject: Variance – Robert Jones – Access Drive Location
Person(s) Responsible: Ryan Miller, City Planner

Summary:

Robert Jones is seeking a variance for the placement of an access drive in proximity to a collector street. The request is to locate an access drive forty feet from the intersection of a collector street. Access drives shall be no closer than sixty feet from a corner for a major collector street and forty feet for a minor collector street.

Item Details:

The request is being sought for a proposed development on Lot 5B, Block 13 in Pheasant Nest Addition. The applicant is planning for a warehouse storage center on the corner lot with anticipated semi-trailer traffic accessing the site from 12th Street south and 7th Avenue. The access drive to 12th Street South is planned with a forty-foot setback to the 12th Street South and 7th Avenue South intersection. The access drive to 7th Avenue South will be setback more than sixty feet from the intersection.

The designation of a collector street originates in the City's Comprehensive Plan which defines streets as arterials, collectors and local streets as identified in the Major Streets Plan. While past plans have identified both major and minor arterials and collectors, the 2040 Comprehensive Plan eliminates the use of minor and major. Sec. 94-343 Access Drives still includes standards for access drive setbacks for minor and major collectors despite the elimination of those variations in the comprehensive plan. According to Sec. 94-343, intersections must be set back at least forty-feet from an intersection on minor collectors and sixty-feet on major collectors. Past plans identified 12th Street South as a major collector.

Options and Recommendation:

The Board of Adjustment has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends approval.

Supporting Documentation:

1. Legal Notice
2. Location Map
3. Application
4. Site Plan
5. Turning Movements Exhibit