

## Board of Adjustment Agenda Memo

**From:** Bailey Maca, Associate Planner

**Meeting:** September 2, 2025

**Subject:** Variance – Lot 10 of Block 12 of Prairie Hills Addition – Access Drive

**Presenter:** Ryan Miller, City Planner

### **Summary and Recommended Action:**

David and Laurie Schaefer have made a request for a variance on Lot 10 of Block 12 of Prairie Hills Addition. The request is to install two twenty-five-foot access drives on the lot. Only one access drive is permitted by ordinance in residential districts. Staff recommends denial.

### **Item Details:**

Lot 10 of Block 12 of Prairie Hills Addition has a lot width of approximately 173-feet and is zoned Residential R-1B. The lot was preliminary platted as two lots but was final platted as one lot for a proposed large home.

Given the large frontage of the lot, the applicant is proposing to install a curved driveway with two twenty-five-foot access points onto Sweetgrass Drive. In residential districts, no more than one access drive shall be permitted onto any street which the lot abuts, regardless of frontage length.

The application proposes that the curved driveway is the safest ingress and egress to the site. Additionally, one household member experiences back issues, and avoiding the need to reverse out of the driveway may help reduce discomfort.

### **Supporting Documentation:**

Hearing Notice  
Location Map  
Application  
Site Plan