

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner
Meeting: May 2, 2023
Subject: Variance – Third Access Drive – 700 22nd Avenue South
Person(s) Responsible: Ryan Miller, City Planner

Summary:

Andrew Burger has applied for a variance for a third access drive on the 700 block of 22nd Avenue, commonly known as the Brookings Mall. Access for commercial lots fronting an arterial street are limited to two when the lot is greater than 200 feet in width.

Item Details:

The Brookings Mall is located on a single lot running the width of Orchard Drive to 8th Street South along 22nd Avenue. The total width of the lot is roughly 790 feet between Orchard Drive and 8th St S. Two existing access drives are located on the lot, one roughly 160 feet north of 8th St S and another roughly 185 feet north of the first access. The applicant is seeking approval for a third access drive between Orchard Dr. and the two existing access drives.

City code limits access drives to two for commercial lots fronting an arterial street and having frontage of greater than 200 feet. For corner lots fronting arterial streets, one access drive is allowed along the arterial street and one along the lower street classification. An additional access drive is allowed on the lower classification street if the lot has 150 feet or more of frontage on that street.

Lot 2 of Brookings Mall addition has frontage along Orchard Drive, 22nd Avenue South and 8th Street South. Being classified as a corner lot, two access drives would be allowed on Orchard Drive and 8th Street south each and one access drive would be allowed on 22nd Avenue. The lot currently has two access drives on each of the three streets.

If Lot 2 were subdivided using B-2 zoning standards, there would be the potential for seven lots fronting 22nd Avenue meeting the minimum lot width of 100 feet. This would allow up to seven access drives, however, as with other developments along arterial streets, shared access drives would be encouraged to reduce the number of access drives.

The applicant is proposing to add this additional access drive as well as add additional utility stubs during the upcoming 22nd Avenue reconstruction project.

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. Hearing Notice
2. Location Map
3. Application
4. Site Plan