



MEMORANDUM

DATE: June 7, 2016
TO: Chairperson Hvidsten, Members of the Planning Commission, Administrator Kreft
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 6.3 Second Driveways and Parking Pads

REQUEST SUMMARY

PZ Task: Discussion regarding second driveways and parking pads.

Overview: In the previous two months staff have received three requests for second driveways that do not meet the current code requirement for having a driveway extend to an existing structure with vehicular access (i.e. garage door).

Variance to the standard is problematic in that 'unique to the property' in a nearly impossible conclusion to make in any circumstance. As such staff advises residents of the required 'practical difficulty' finding, the very limited option for variance issuance, and an anticipated staff recommendation to deny the variance.

Mr. Chris Potter, 968 Mallard Lane submitted an application for a second driveway to the City earlier this year. He inquired as to whether or not the PC would be open to revisiting the existing language, specifically the requirement for a second driveway to lead to a structure with vehicle access (a parking pad doesn't achieve the definition of structure).

Given the number of inquiries and the willingness of Mr. Potter to provide input, I have added the item to the agenda.

Attachments to Report: (a) Code language relating to driveways and structures
(b) Map of 968 Mallard Lane

Notes: Chris Potter is expected to attend the June 7th PC meeting.

1107.12 SUBD 5. DRIVEWAY PERMIT.

All property owners are required to obtain a driveway permit prior to modification of an existing driveway or the construction of a new driveway. The permit must be obtained from the Zoning Administrator prior to commencement of work.

1. Permits will be reviewed by the Zoning Administrator, Public Works Superintendent and City Engineer, as necessary.

2. Residential Properties:

A. The maximum residential driveway width at the curb shall be twenty-four (24) feet unless a wider driveway is requested and approved in the driveway permit. A driveway width of up to a maximum of thirty-six (36) feet may be permitted based upon the City's evaluation of the following considerations:

1. The following criteria must be met prior to consideration of a wider driveway than twenty-four (24) feet:

- a) The property setbacks allow for the curb cut to be located greater than five (5) feet from the property line.
- b) No curb cut access shall be located less than thirty (30) feet from the intersection of two or more street rights-of-way.
- c) The entire driveway must be improved with asphalt, concrete, or other approved surfaces.

2. The following criteria will be used to determine if a wider driveway will be approved:

- a) Safety concerns relative to the functionality of the street, such as backing up into a major thoroughfare, will also be considered.
- b) The driveway leads to an attached or detached garage with three (3) vehicular stalls.
- c) Consideration will be to curb cuts in existence at the time the permit is made, but will not be guaranteed approval to remain as is unless it meets one of these conditions listed above.

B. Each property, whether residential or commercial, shall be allowed one (1) curb cut access. A permit to request multiple driveways on a single family or

multi-family property may be permitted based upon the City's evaluation of the following considerations:

1. The following criteria must be met prior to consideration for multiple driveways on a property:
 - a) Driveway access curb openings on a public street, except single and two-family townhomes, shall not be located less than forty (40) feet from one another.
 - b) The property setbacks allow for the curb cut to be located greater than five (5) feet from the property line.
 - c) No curb cut access shall be located less than 30 feet from the intersection of two or more street rights-of-way.
 - d) The street frontage is greater than one hundred twenty-five (125) feet for the side of the property where multiple driveways are being requested.
 - e) The entire driveway must be improved with asphalt, concrete, or other approved surface.

2. The following criteria will be used to determine if multiple driveways will be approved on a property:
 - a) Safety concerns relative to the functionality of the street, such as backing up into a major thoroughfare, will also be considered.
 - b) The driveway(s) leads to a structure with vehicular access.
 - c) Consideration will be given to multiple curb cuts in existence at the time the permit is made, but will be not guaranteed approval to remain as is unless it meets one of these conditions listed above.

968 Mallard Ln



General location of
2nd drive and
parking pad

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 32 feet
5/26/2016