



Project Address: 3802 Packers Avenue (Submitted as 1902 Tennyson Lane)

Application Type: Zoning Map Amendment for Planned Development and Neighborhood Plan Amendment

Legistar File ID # [31734](#), [31335](#), and [31862](#)

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This memo concerns the proposed staff conditions #1, 10, and 33 which recommend the extension of Kipling Drive through the subject property to the northern edge of the site. Staff met with the applicant on October 31, 2013 to discuss concerns over significant reduction in developable land area that would result from the extension of Kipling Drive.

Street connectivity is an essential component of development and redevelopment that ensures public health, safety and welfare. Adequate street grid supports the growth of the city in a way that mitigates congestion and links neighborhoods. Additional connections are desirable and necessary between Tennyson Lane and the now-undeveloped Raemisch property to the north. However, due to topography, the extension of Kipling Drive is challenging. At the northern edge of the site, city contour information indicates that the grade falls about 15-20 feet immediately north of the property line. While this doesn't preclude the development of a future street, it does become a more difficult street to construct.

Based on the conversation with the applicant and follow up discussions with the Engineering Division, significant grading on the subject property would likely be necessary and will likely result in the reduction of developable area beyond the 60 feet of land dedication needed for the street right-of-way. Staff understands changes would significantly impact the development plan and are beyond what the Planning Division initially anticipated.

Recognizing the difficulty of construction and the need for changes to the site, the Planning Division would support this project without the extension of Kipling Drive.

Additional Comment Recommended by Traffic Engineering if Kipling Drive is not extended:

If Kipling drive is not extended through the property, Access to Tennyson Drive will be difficult to accommodate for the adjoining property to the east. Applicant shall provide an ingress/egress cross access easement to the adjacent easterly property. This easement shall be 40' wide and located no closer than 20' north of the southerly property line. The easement shall also include use of the private driveway between Tennyson Drive and the location of the cross access easement. The easement shall be shown on a CSM. If additional right of way is dedicated for the extension of Kipling Drive the easement will not be required. (Please see the attached drawing.)