

311 College Avenue – Access Drive

Background:

Zachary Schmidt (property owner) is looking to expand the access drive at 311 College Avenue. Zachary Schmidt is proposing an access drive of 35 feet at the right-of-way property line and an apron flair of 40 feet.

Relevant Information:

The following information has been identified by the City of Watertown Zoning & Floodplain Administrator as pertinent to this action:

1. Width of access drives are regulated under Section § 550-105J:

*J. Width of driveways. All access drives shall have a minimum width of 10 feet for one- and two-family dwellings and 18 feet for all other land uses. **All curb openings for access drives shall have a maximum width of 25 feet for a one- or two-car garage or 30 feet for a three-car garage for all residential uses** and 35 feet for all nonresidential uses, as measured at the right-of-way line. Access drives may be flared between the right-of-way line and the roadway up to a maximum of five additional feet.*

(1) Conditional use permit required.

*(a) **All residential curb openings for access drives that exceed the maximum width, as measured at the right-of-way line, will require the granting of a conditional use permit which specifically states the maximum permitted width of the proposed driveway at the right-of-way line.***

(b) All nonresidential curb openings for access drives that exceed the maximum width, as measured at the right-of-way line, will require the granting of a conditional use permit which specifically states the maximum permitted width of the proposed driveway at the right-of-way line.

2. Access Drives shall be paved under Section § 550-105M:

M. Paving of access. All access approach areas located within a street right-of-way shall be paved to the satisfaction of the Director of Public Works with a hard, all-weather surface and shall be maintained so as to prevent the transport of gravel, dirt or other eroded material from the subject property into the right-of-way.

3. Driveway shall be paved under Section § 550-107F(1):

(1) Surfacing and marking. All off-street parking and traffic circulation areas (including all residential driveways, except those within the RH District) shall be paved with a hard, all-weather surface to the satisfaction of the Director of Public Works. Said surfaces intended for six or more parking stalls shall be marked in a manner which clearly indicates required parking spaces.

Options:

These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning & Floodplain Administrator:

1. Deny the Conditional Use Permit
2. Approve the Conditional Use Permit without conditions

3. Approve the Conditional Use Permit with conditions identified by the Plan Commission.
 - a. Access drive shall be 35 feet at the right-of-way property line and an apron flair of 40 feet.
 - b. Access drive shall be paved.
 - c. Driveway shall be paved.