

MEMORANDUM

FOCUS ENGINEERING, inc.

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Date: November 5, 2019

To: Ben Prchal, City Planner
From: Jack Griffin, P.E., City Engineer

Re: 2038 Inwood Avenue
Inwood Avenue setback variance

A variance request was received for the site plans for an addition to the home at 2038 Inwood Avenue, received on October 31, 2019. Engineering has the following review comments:

1. Additional encroachment toward CSAH13 is not recommended. The County has identified a future 150-foot right-of-way width along CSAH13, or 75 feet from the current centerline. The current right-of-way is 60 feet from centerline. It should be anticipated that the County will seek to acquire an additional 15-foot minimum for the future expansion of Inwood Avenue. Any housing setbacks should be measured using the future right-of-way condition. Setbacks should also consider that Inwood Avenue is designated as a high-volume County roadway with emphasis placed on mobility.
2. The secondary access to Inwood Avenue should be eliminated. Residential property should always be encouraged to access lower hierarchy roadways. In the case of 2038 Inwood Avenue, the lower hierarchy road is 21st Street North. Since the existing access is already in place to Inwood Avenue the access can be allowed to remain, however, the property should be required to eliminate the secondary access. Inwood Avenue is a Washington County roadway designated as an "A Minor Arterial" roadway in the 2040 Comprehensive Plan. The road is intended as a high-volume roadway with an emphasis on mobility and controlled access.
3. Should any variances be granted for this property, consideration should be made to require the dedication of an additional 15-foot right-of-way along Inwood Avenue and the requirement to remove the secondary access.