

Justification for Waiver at Bradbe Road
Minor Plat , Parcel ID 005400980000

This is a request for a waiver of the requirement in LDC 7.8.60.B.4 which prohibits “direct access to either a major arterial, minor arterial or a collector level roadway from individual single lots is prohibited”

The purpose of the minor plat is to create five buildable lots from a much larger tract of land. This area is a mixture of large residential lots, vacant land, and one 5 acre lot subdivision in the area. Bradbe Road is labeled a secondary collector road which is the least intense road category subject to the terms of LDC 7.8.60.B.4. Bradbe Road is a lightly traveled road in a fairly rural portion of Jefferson County. It is 24 feet wide and has been improved in recent years.

The waiver is requested because the newly created tracts are consistent with the area and will not burden the existing road way. The proposed current entry points are safe and along a fairly straight length of road. The 5 tracts will have two shared access entrances and one single access point, thus creating only 3 new entrance points.

1. The waiver should be granted because the waiver will not adversely affect adjacent property owners because similarly situated landowners along Bradbe Road have the same type of access.
2. The waiver will not violate the Comprehensive Plan because the primary intent of the regulation is to limit direct access onto collector or higher level roads when planning multiple new lots in a major subdivision plat or at least lots containing much less than 5 acres of land.
3. The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant because all conditions are existing and this is common for the lot pattern in the area.
4. The strict application of the provisions of the regulation creates an unnecessary hardship on the applicant because the granting of additional access points will not overly burden this road and is compatible with conditions in the area.

For these reasons, a waiver of the requirements of LDC 7.8.60.B.4 is requested in order to allow for direct access as indicated on the Minor Plat onto Bradbe Road.

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