

STAFF REPORT

July 13, 2000

PLAT #00PL061 - Lot Split

ITEM 10

GENERAL INFORMATION:

PETITIONER	Renner and Sperlich for D.L.A., LLC
REQUEST	PLAT #00PL061 - Lot Split
LEGAL DESCRIPTION	Lots 13A and 13B of Block 3, The Meadows Subdivision (formerly Lot 13 of Block 3 of The Meadows Subdivision) located in the NW1/4 of the SE1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .1890 Acres
LOCATION	Approximately 500 feet south of the intersection of East Minnesota Street and Derby Lane
EXISTING ZONING	Low Density Residential-II
SURROUNDING ZONING	
North:	Low Density Residential-II
South:	Low Density Residential-II
East:	Low Density Residential-II
West:	Low Density Residential-II
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Lot Split be approved with the following stipulation:

Urban Planning Division Recommendations:

1. Prior to approval by the City Council, a six foot (6') exterior maintenance easement shall be noted along the common lot line.

GENERAL COMMENTS: The applicants are requesting a Lot Split to allow a townhouse located in the Meadows Subdivision. The subject property is zoned Low Density Residential-II which allows townhouses. The property is located adjacent to Dakota Ridge Subdivision which provides housing for Ellsworth Air Base personnel.

STAFF REVIEW: Staff has reviewed the Lot Split has noted the following considerations:

Maintenance Easement - The Rapid City Municipal Code identifies specific regulations for townhomes in Section 17.50.20. As part of these regulations, a six foot exterior maintenance

STAFF REPORT

July 13, 2000

PLAT #00PL061 - Lot Split

ITEM 10

easement must be retained along all common lot lines. This insures that if any repairs or alterations of the common wall between the two units are needed, work can occur on both sides of the wall.

Drainage - A major drainage easement has been retained along the rear property line as part of the previous platting. Staff wants to remind the applicant that this easement must be kept free of all obstructions.