

## STAFF REPORT

July 27, 2000

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**PLAT #00PL068 - Lot Split**

**ITEM 18**

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GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Dennis Zandstra
REQUEST	<b>PLAT #00PL068 - Lot Split</b>
LEGAL DESCRIPTION	Lots A and B of Lot 20, Block 2, Elks Country Estates, Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .431 Acres
LOCATION	On the south side of Daly Court
EXISTING ZONING	Low Density Residential II (PRD)
SURROUNDING ZONING	
North:	Low Density Residential II (PRD)
South:	General Agriculture District
East:	Low Density Residential II (PRD)
West:	Low Density Residential II (PRD)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

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

Engineering Division Recommendations:

1. Prior to City Council approval, the applicant shall provide the underground street light conduit;

Urban Planning Division Recommendations:

2. Prior to City Council approval, a six foot (6') exterior maintenance easement shall be noted along the common lot line;
3. Prior to City Council approval of the Final Plat, the petitioner shall submit the required Subdivision Cost Estimates form for approval and shall have paid the Subdivision Improvements Estimate fee; and,
4. Prior to City Council approval of the Final Plat, the petitioner shall have posted financial surety in a form to be approved by the City Attorney for any incomplete subdivision improvements,

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GENERAL COMMENTS: The applicant is requesting approval to divide one platted lot into two smaller townhouse lots of 0.163 and 0.268 acres. The Layout Plat for Elks Country Estates was approved in 1990. A Planned Residential Development was then approved in 1992. The Planned Residential Development allowed pavement widths on the minor residential streets that do not allow on-street parking. The Planned Residential Development approval also allowed curbside sidewalks with rollover curb & gutter on the minor residential streets. The collector streets were allowed to be built with narrower street pavement widths than standard collector street standards; however, standard curb, gutter and curbside sidewalks were required. Parking is permitted on only one side of the collector streets. The on-street parking required on one side of Jolly Lane provides the extra common use parking for the residences along the adjacent cul de sacs. These two lots were approved as part of a 1995 Preliminary Plat that included a total of twelve lots and were part of a Final Plat that was approved on March 2, 1998. These two lots are located on the south side of Daly Court.

STAFF REVIEW: Staff has reviewed the request and finds it is in general compliance with the requirements for a Lot Split. Townhouses are allowed in the Low Density Residential-2 zoning district and were identified in the Planned Residential Development for these lots. A question was recently raised regarding the dimension of the townhouse lots that are more than twice as long as they are wide. Staff has reviewed the Section 17.50.020 of the Zoning Ordinance - Townhouses, which regulates the development of townhouses. Section 17.50.020 identifies two types of lots lot description for townhouse development. First is the development lot which is the parcel the townhouses are located on and the second type is the individual townhouse lot. The development lot meets the standard for lot dimensions while the individual townhouse lots would not. In this case, Lot 20 of Block 2 would be the townhouses development lot which meets the lot depth to width standard. The individual townhouse lots are not required to meet this standard.

The Engineering Division Staff has identified that no street light has been installed in the cul-de-sac. The Developer is responsible for all underground facilities for the street light. Prior to City Council approval, the applicant shall install underground conduit for the street light or post surety for the improvement.

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 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.