

# STAFF REPORT

January 4, 2001

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**PLAT #00PL124 - Lot Split**

**ITEM 24**

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GENERAL INFORMATION:

PETITIONER	Fisk Engineering for Philip R. and Collen M. Hunter
REQUEST	<b>PLAT #00PL124 - Lot Split</b>
LEGAL DESCRIPTION	Lots 9A-1 and 9A-2 of Block 3 of W.E. Rounds Addition formerly all of Lot 9A of Block 3 of W.E. Rounds Addition, located in the SE1/4 SW1/4 of Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .280 Acres
LOCATION	4006 Yucca Drive
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	Medium Density Residential District
PUBLIC UTILITIES	City water and sewer
REPORT BY	Lisa Seaman

RECOMMENDATION: Staff recommends that the request for a Lot Split be continued to the January 25, 2001 Planning Commission meeting to allow the applicant to submit the additional required information.

GENERAL COMMENTS: The petitioner is requesting a Lot Split to allow the construction of a townhouse on the subject property. The subject property is zoned Medium Density Residential which allows townhomes.

STAFF REVIEW: Staff has reviewed the Lot Split request and has requested that the petitioner provide a revised site plan identifying the location of all water and sewer service lines to ensure that individual service lines are provided for both lots. The revised site plan must also include the location of a 40 foot shared driveway and the plat must be revised to reflect non-access easements along the Yucca Drive frontage except for the location of a 40 foot shared access. Engineering Staff has also requested that the site plan include information on the proposed grading adjacent to the townhomes.

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The plat submitted with this request identifies 8 foot side and rear lot line utility easements. Staff is requesting that the petitioner revise the plat to provide 8 foot side and rear lot line utility and minor drainage easements.