

STAFF REPORT

January 25, 2001

PLAT #00PL135 - Lot Split

ITEM 27

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Foust Construction, Inc.
REQUEST	PLAT #00PL135 - Lot Split
LEGAL DESCRIPTION	Lot AR and Lot BR of Block 1 of Parkridge Village No. 2 (formelry Lots A, B, and C of Lot 5 of Block 1 of Parkridge Village No. 2) located in the NW1/4 of the NE1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .317 Acres
LOCATION	Approximately .75 miles south on Park Drive from the intersection of Park Drive and Jackson Boulevard
EXISTING ZONING	Low Density Residential District (PRD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	Low Density Residential District (PRD)
East:	Low Density Residential District (PRD)
West:	Low Density Residential District (PRD)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Lot Split be approved as a Preliminary and Final Plat with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval; the applicant shall provide either revised driveway plans or the applicant shall provide engineering plans for the relocation or modification of the type "B" inlet in front of Lot AR for review and approval;

Urban Planning Division Recommendations:

2. Prior to Final Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,
3. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.

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GENERAL COMMENTS: The Parkridge Village Planned Residential Development was approved in 1979. Phase I included detached single-family residences and was platted that same year. The Layout and Preliminary Plats for Phase II were approved in 1993. The plats identified lots for duplex, townhouse, and multi-family dwelling units. The current plat request was continued at the last Planning Commission meeting to allow for review of a revised proposal. This revised Preliminary and Final Plat proposes to create separate ownership lots for one set of twin townhouses. In 1998, the property was subdivided into three townhome lots. The applicant is requesting to reduce the density and plat two lots in lieu of the three lots for the construction of a twin townhome.

In reviewing this request, Staff has determined that the request does not meet the criteria for a Lot Split because public improvements are required. The public improvements are related to potential of relocation or modification of a drainage inlet in Park Drive.

STAFF REVIEW: Staff has reviewed this request and has noted the following concerns:

A field visit to the subject property identifies that one of the north proposed driveways may cross over a drainage inlet in Park Drive. The approach cannot be constructed in this location without relocating the inlet, modifying the type of inlet that is located there to allow for the approach, or relocating the driveway. Staff is requesting that the applicant provide plans indicating how they wish to resolve this situation. Staff is recommending that this information be provided for review and approval before City Council approves the Preliminary and Final Plat.