

STAFF REPORT

April 5, 2001

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**No. 01PL017 - Layout, Preliminary and Final Plat**

**ITEM 18**

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GENERAL INFORMATION:

PETITIONER	Renner & Sperlich Engineering for Jim's Plumbing & Heating
REQUEST	<b>No. 01PL017 - Layout, Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lot 14A Revised and Lot 14B Revised of Block 1 of Parkridge Village Subdivision No. 2 (formerly Lot 14A & Lot 14B of Block 1 of Parkridge Village Subdivision No. 2) located in the SW1/4 of the NE1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .391 Acres
LOCATION	3756 and 3758 Olympic Court
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 Layout, Preliminary and Final Plat be approved

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 is to relocate the common lot for a set of twin townhouses. The approved Planned Residential Development allows for up to two townhouses on this lot with side yard setbacks of at least fifteen feet.

STAFF REVIEW: Staff has reviewed the request and has noted the following considerations:

The City approved a plat creating separate ownership lots for one twin townhouse on the property in July 2000. The applicant has proposed a design for townhouses on the proposed lots but needs to relocate the common lot line between the lots to meet all

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minimum setback standards. All required improvements were bonded for as part of the earlier plat.

The applicant will need to submit lot grading and drainage information as part of the building permit application. The Engineering staff has identified that the drainage from the neighboring lot may need to be addressed to insure that the townhouse units do not have drainage problems in the future.