

## STAFF REPORT

September 6, 2001

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**No. 01PL085 - Final Plat**

**ITEM 9**

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GENERAL INFORMATION:

PETITIONER	Doug Sperlich for Larry Lewis
REQUEST	<b>No. 01PL085 - Final Plat</b>
LEGAL DESCRIPTION	Lots A & B of Lot 3 of Block 1 of Parkridge Village Subdivision No. 2 (formerly a portion of the unplatted balance of the NW1/4 of the NE1/4) located in NW1/4 of the NE1/4 Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .316 Acres
LOCATION	On Park Drive south of the intersection of Park Drive and Westridge Road
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 Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to City Council approval, one shared approach for the two lots shall be identified and a non-access easement shall be identified along all street frontage except for the approved approach location; and,

Urban Planning Division Recommendations:

2. Prior to City Council approval, the plat shall be revised to retain an exterior six foot (6') maintenance easement on both sides of the common lot line.

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 original Preliminary Plat for Phase II identified lots for duplex, townhouse, and multi-family dwelling units. The current plat request is to create separate ownership lots for one set of twin townhouses currently under construction. The approved Planned Residential

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Development allows for up to two townhouses on this lot with side yard setbacks of at least fifteen feet (15').

STAFF REVIEW: Staff has reviewed this proposed plat and has identified the following issues:

Access - The proposed plat does not show the access locations for the two townhouses on this lot. The Engineering Division has recommended that only one forty-foot wide shared approach for the two townhouses be allowed. All remaining street frontage needs to be dedicated as a non-access easement.

Exterior Maintenance Easements - Staff has noted that the Zoning Ordinance requires that a six foot wide exterior maintenance easement be retained along either side of the common lot line between the two townhouse units.