

STAFF REPORT

September 21, 2000

PLAT #00PL088 - Preliminary and Final Plat

ITEM 16

GENERAL INFORMATION:

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| PETITIONER | FMG, Inc. for Hart Ranch Development |
| REQUEST | PLAT #00PL088 - Preliminary and Final Plat |
| LEGAL DESCRIPTION | Lots 21, 22, 23 and 28 all located in Village on the Green No. 2 Subdivision, a portion of previously platted Spiken Ridge Parcel and Golf Course Parcel of Hart Ranch Development located in SE1/4 of the SW1/4 and SW1/4 of the SE1/4 of Section 12, T1S, R7E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately 1.407 Acres |
| LOCATION | Approximately 100 feet west of Mulligan Mile on Hacker Loop |
| EXISTING ZONING | Planned Unit Development District (County) |
| SURROUNDING ZONING | |
| North: | Planned Unit Development District (County) |
| South: | Planned Unit Development District (County) |
| East: | Planned Unit Development District (County) |
| West: | Planned Unit Development District (County) |
| PUBLIC UTILITIES | Community sewer and water |
| REPORT BY | Vicki L. Fisher |

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the final lift of asphalt shall be placed on Hacker Loop or surety posted for the improvement;

Emergency Services Communication Center Recommendations:

2. Prior to Final Plat approval by the City Council, the plat shall be revised to show the street name correction on the plat from "Hacker Horseshoe Loop" to "Hacker Loop";

Urban Planning Division Recommendations:

STAFF REPORT

September 21, 2000

PLAT #00PL088 - Preliminary and Final Plat

ITEM 16

3. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid;
4. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted;
5. A Special Exception to the Street Design Criteria Manual is hereby granted to reduce the right-of-way width from 47 feet to 40 feet with the condition that a five foot wide access easement be identified along Mulligan Mile and that a note be placed on the plat stating that "on-street parking is prohibited"; and,
6. A Special Exception to the Street Design Criteria Manual is hereby granted to allow an exclusive access road to serve 42 dwelling units with the condition that, prior to any additional platting, the applicant shall identify a time table for the future extension of Mulligan Mile to Arena Road.

GENERAL COMMENTS: The applicant is requesting approval of Preliminary and Final Plat #00PL088 to create four residential lots on the above legally described property. The applicant has also submitted a Subdivision Regulations Variance request to waive the sidewalk requirement on one side of the road (See companion item #00SV021). A staff site inspection identified that the property is currently void of any structural development.

Until recently, the property has been located in Pennington County's platting jurisdiction. A recent annexation of property located along U. S. Highway 16 has extended the three mile platting jurisdiction of Rapid City and, as such, the subject property is now in Rapid City's platting jurisdiction.

On April 25, 1994, the Pennington County Board of Commissioners approved a Preliminary Plat to create a 45 lot residential development to be known as "Village on the Green No. 2". The subject property is a part of the approved Preliminary Plat. To date, the County Board of Commissioners have approved Final Plat(s) on 30 of the residential lots within the proposed development. Due to the recent extended boundaries of Rapid City's platting jurisdiction, the remaining lots, including the subject property, will be reviewed by Rapid City to obtain Preliminary and Final Plat approval.

On September 7, 2000, the Planning Commission approved two Preliminary and Final Plats to create four additional townhome lots within Village on the Green No. 2.

STAFF REVIEW: Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

Zoning: As previously indicated, the property is located in Pennington County, outside of the incorporated City limits of Rapid City. The property is currently zoned Planned Unit Development. The Planned Unit Development allows for the development of townhomes, condominiums and single family dwellings in the development. The proposed single family residential homes are a permitted use as identified by the Planned Unit Development.

STAFF REPORT

September 21, 2000

PLAT #00PL088 - Preliminary and Final Plat

ITEM 16

Street Improvements: Mulligan Mile serves as legal access to the subject property and is currently constructed with a forty foot wide right-of-way and a 24 foot wide paved surface with curb and gutter. The applicant had previously obtained a Subdivision Regulations Variance from the Pennington County Board of Commissioners to reduce the right-of-way width from 50 feet to 40 feet for all roadways within Village on the Green No. 2. The Subdivision Regulations Variance was granted with the condition that a five foot wide access easement be identified along the roadways and that a note be placed on the plat stating that on-street parking is prohibited. The Rapid City Street Design Criteria Manual classifies Mulligan Mile as a local road requiring a minimum 47 foot wide right-of-way with a 22 foot wide paved surface. In order to maintain road design consistency within the development, staff is recommending that a Special Exception to the Street Design Criteria Manual be granted to reduce the right-of-way width from 50 feet to 40 feet with the condition that a five foot wide access easement be identified along Mulligan Mile and that a note be placed on the plat stating that "on-street parking is prohibited". (The Rapid City Planning Commission recently recommended granting the same Special Exception for the recently platted townhome lots along Mulligan Mile).

Secondary Access: Mulligan Mile serves as the exclusive access road to the development. Currently, 38 lots, including the four townhome lots recently approved by the Planning Commission, have been platted within the subdivision. With approval of this plat, the road will serve as exclusive access to 42 lots. On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". A Master Plan has been submitted identifying that Mulligan Mile will eventually be extended east to Arena Road. The Master Plan also identifies that additional townhome lots will be constructed along the eastern end of Mulligan Mile and that commercial lots will be located along Arena Road. The applicant has not indicated the total number of lots and/or dwelling units that may eventually access onto Mulligan Mile Road before the road extension to Arena Road is complete. As previously indicated, the County Board of Commissioners approved a Preliminary Plat to allow 45 lots (or 58 dwelling units) to access exclusively from Mulligan Mile. Allowing this plat to proceed, which results in 42 dwelling units exclusively accessed from Mulligan Mile, may be in keeping with the intent of the previously approved plat by the County. In addition, the proposed lots are located on a portion of Hacker Loop that has already been constructed. Platting the subject property as identified on this plat does not require the further extension of the cul-de-sac located at the end of Mulligan Mile. Staff recommends that a Special Exception to the Street Design Criteria Manual be granted to allow an exclusive access road to serve 42 dwelling units with the condition that, prior to any additional platting, the applicant must identify a time table for the future extension of Mulligan Mile to Arena Road.

Subdivision Improvements: Prior to Final Plat approval, subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or surety must be

STAFF REPORT

September 21, 2000

PLAT #00PL088 - Preliminary and Final Plat

ITEM 16

posted. Currently, Hacker Loop is constructed with a 24 foot wide paved surface and curb and gutter. The Engineering Division has indicated that the final lift of asphalt must be placed on the road or surety posted for the improvement prior to Final Plat approval. In addition, the applicant has submitted a Subdivision Regulations Variance request as a companion item to this plat to waive the sidewalk requirement on one side of the road. Prior to Final Plat approval, the Subdivision Regulations Variance must be obtained or the sidewalk must be constructed on both sides of the road.

Surety: Currently, the Pennington County Board of Commissioners retains a Performance Bond to insure the completion of subdivision improvements for Village on the Green No. 2. As previously indicated, prior to Final Plat approval of this plat, subdivision improvements must be completed or surety must be posted with the City of Rapid City. The applicant has indicated that the existing Performance Bond will be revised to include the City of Rapid City and that additional surety will be posted if necessary.