

STAFF REPORT

April 24, 2003

No. 03PL037 - Preliminary and Final Plat

ITEM 29

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Hart Ranch Development Company
REQUEST	No. 03PL037 - Preliminary and Final Plat
EXISTING LEGAL DESCRIPTION	A portion of previously platted Spiken Ridge Parcel and Golf Course Parcel of Hart Ranch Development located in the SE1/4 SW1/4 SW1/4 SE1/4 of Section 12, T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lot 37, Lot A of Lot 38, Lot B of Lot 38, and Lot 39 all located in Village on the Green No. 2 Subdivision, located in the SE1/4 SW1/4 SW1/4 SE1/4 of Section 12, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .99 acres
LOCATION	Hart Ranch Development
EXISTING ZONING	Planned Unit Development (County)
SURROUNDING ZONING	
North:	Planned Unit Development (County)
South:	Planned Unit Development (County)
East:	Planned Unit Development (County)
West:	Planned Unit Development (County)
PUBLIC UTILITIES	Community Sewer and Water
DATE OF APPLICATION	03/28/2003
REPORT BY	Tom Kurtenbach

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

Urban Planning Division Recommendations:

1. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid;
2. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted;
3. A Special Exception to the Street Design Criteria Manual is hereby granted to allow the existing paving width; and,

STAFF REPORT

April 24, 2003

No. 03PL037 - Preliminary and Final Plat

ITEM 29

4. A Special Exception to the Street Design Criteria Manual is hereby granted to allow an exclusive access road to serve 50 dwelling units with the condition that, prior to any platting beyond the previously approved 58 dwelling unit development, or any further extension of the cul-de-sac located at the end of Mulligan Mile, Mulligan Mile shall be extended to Arena Road.

GENERAL COMMENTS: The applicant has submitted a Preliminary and Final Plat request to plat four lots. Currently, townhouses occupy proposed Lot A of Lot 38 and Lot B of Lot 38. No structural development exists on proposed Lots 37 and 39. The applicant has also submitted a Subdivision Regulations Variance request to waive the sidewalk requirement on one side, and to allow the existing right of way width along Mulligan Mile where it abuts the subject property (Companion Item #03SV015).

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. Prior to the subject property being included in the City Three Mile Platting Jurisdiction, the County Board of Commissioners approved Final Plats on 30 of the residential lots. Rapid City's platting jurisdiction boundaries have been extended due to annexation of properties to the south of the City, thus, platting or replatting of lots located in this subdivision must now be approved by the City of Rapid City.

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

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

Street Improvements: Mulligan Mile serves as legal access to the subject property. The roadway 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 Subdivision Regulations Variance be granted to reduce the right-of-way width from 50 feet to 40 feet. A five foot wide access easement has been identified along Mulligan Mile and a note has been placed on the plat stating that "on-street parking is prohibited". The Rapid City Planning Commission has recommended

STAFF REPORT

April 24, 2003

No. 03PL037 - Preliminary and Final Plat

ITEM 29

granting the Subdivision Regulations Variance for previously platted lots along Mulligan Mile.

Secondary Access: Mulligan Mile serves as the exclusive access road to the development. Currently, 46 lots have been platted within the subdivision. With approval of this plat, the road will continue to serve as exclusive access to 50 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 town home lots will be constructed along the eastern end of Mulligan Mile and that commercial lots will be located along Arena Road. 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 results in 50 dwelling units exclusively accessed from Mulligan Mile. The proposed lots are located on a portion of Mulligan Mile that has already been constructed. Staff recommends that a Special Exception to the Street Design Criteria Manual be granted to allow an exclusive access road to serve 50 dwelling units with the condition that, prior to any platting beyond the previously approved 58 dwelling units or any further extension of the cul-de-sac located at the end of Mulligan Mile, Mulligan Mile must be extended 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 posted. Currently, Mulligan Mile is constructed with a 24 foot wide paved surface and curb and gutter. A Subdivision Regulations Variance request has been previously granted to allow sidewalks on one side of the road. The applicant has again submitted a Subdivision Regulations Variance request as a companion item to this plat to waive the sidewalk requirement on one side of the road, and to allow the existing 40 foot Mulligan Mile right of way. Staff recommends that prior to Final Plat approval by City Council, the Subdivision Regulations Variance must be obtained or surety for the required subdivision improvements must be submitted.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.