

STAFF REPORT
August 26, 2004

No. 04PL107 - Preliminary Plat

ITEM 31

GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Wyss Associates, Inc.
REQUEST EXISTING LEGAL DESCRIPTION	No. 04PL107 - Preliminary Plat A portion of previously platted Golf Course Parcel and Gate House Parcel of Hart Ranch Development located in NE1/4 of Section 13, T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 42A, 42B, 43A, 43B, 44A, 44B, 45A, 45B, 46A, 46B, 47A, 47B, 48A, 48B, 49A, 49B, 50A, 50B, 51A, 51B, 52A, 52B, 53A, 53B, 54A, 54B, and platted private drive and utility easement shown as Mulligan Mile all located in Village on the Green No. 2 Subdivision, located in the NE1/4 of Section 13, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 8.28 Acres
LOCATION	Extending from the current eastern terminus of Mulligan Mile
EXISTING ZONING	Planned Unit Development (Pennington County)
SURROUNDING ZONING	
North:	Planned Unit Development (Pennington County)
South:	Planned Unit Development (Pennington County)
East:	Planned Unit Development (Pennington County)
West:	Planned Unit Development (Pennington County)
PUBLIC UTILITIES	Community water and sewer
DATE OF APPLICATION	7/29/2004
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

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

1. Prior to Preliminary Plat approval by the City Council, construction plans for Mulligan Mile as a sub-collector street with a minimum right-of-way width of 47 feet and a minimum 22 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained;
2. Prior to Preliminary Plat approval by the City Council, drainage calculations shall be submitted for review and approval. In particular, the drainage calculations shall

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- demonstrate that the run-off is controlled to pre-developed conditions or on-site detention shall be provided. In addition, drainage easements shall be provided as needed;
3. Prior to Preliminary Plat approval by the City Council, sediment and erosion control plans shall be submitted for review and approval;
 4. Prior to Preliminary Plat approval by the City Council, information shall be submitted demonstrating that the existing lagoon can accommodate increased loading. A copy of the most recent Operation and Management inspection by the South Dakota Department of Environment and Natural Resources for the facility shall be submitted to determine the condition of the facility. In addition, utility easements shall also be provided as needed;
 5. Prior to Preliminary Plat approval by the City Council fire flow data shall be submitted for review and approval. In particular, fire flow data shall demonstrate that 1,500 gpm with 20 psi residual pressure is being provided;
 6. Prior to Preliminary Plat approval by the City Council, geotechnical information identifying the soil testing and design calculations for pavement design shall be submitted for review and approval;
 7. Prior to Preliminary Plat approval by the City Council, dimensions of elements at the cul-de-sacs with islands shall be submitted for review and approval. In particular, the information shall identify surface widths, island dimensions, surface finishes, etc. In addition, the applicant shall identify stands, design criteria, or design principles uses to configure these areas (such as AASHTO or Federal highway Administration standards);
 8. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to provide on-street visitor parking or off-street visitor parking located within 300 feet of the residence shall be provided;
 9. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the redlined drawings shall be returned to the Engineering Division;
 10. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
 11. A Special Exception to allow Mulligan Mile as a private access easement in lieu of right-of-way shall be granted contingent upon a road maintenance agreement for the street being submitted for review and approval;
 12. All Uniform Fire Codes shall be continually met;
 13. Prior to submittal of the Final Plat, a different road name for the east end of Mulligan Mile shall be submitted for review and approval. In addition, the plat document shall be revised to show the street name;
 14. Prior to submittal of the Final Plat, the plat document shall be revised to show Mulligan Mile as a private access easement and utility easement in lieu of a private drive and utility easement;
 15. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Plat to create 26 townhome lots and to extend Mulligan Mile to Arena Drive. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, street light conduit and sidewalks and to dedicate additional right-of-way along Mulligan Mile. (See companion item #04SV048.)

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On November 17, 2003, the City Council approved a Layout Plat to create 36 townhome lots and 56 condominium lots. The subject property is being platted as Phase One of this proposal. The property is located between the eastern terminus of Mulligan Mile and Arena Drive and is currently void of any structural development.

The property is located outside of the City limits of Rapid City but within the City's three mile platting jurisdiction and is a part of the Hart Ranch Development.

STAFF REVIEW:

Staff has reviewed the Preliminary Plat and has noted the following considerations:

Mulligan Mile: Mulligan Mile is classified as a sub-collect street requiring that it be located in a minimum 47 foot wide right-of-way and constructed with a 24 foot wide paved surface, curb, gutter, street light conduit, sidewalk, sewer and water. The applicant is proposing to locate Mulligan Mile in a 40 foot wide right-of-way with a 24 foot wide paved surface, curb, gutter, street light conduit, sewer and water. However, the plans do not provide sidewalks along the street. Staff is recommending that prior to Preliminary Plat approval by the City Council, the construction plans be revised to provide a minimum 47 foot wide right-of-way with property line sidewalks along both sides of the street or a Variance to the Subdivision Regulations must be obtained.

The proposed 40 foot wide right-of-way does not allow for on-street parking. As such, visitor parking must be provided within 300 feet of the residence. The proposed development requires that nine visitor parking spaces be provided. The applicant's site plan identifies that 10 visitor parking spaces are being provided. However, six of the proposed lots are located in excess of 300 feet from the visitor parking space areas. Staff is recommending that prior to Preliminary Plat approval by the City Council, the applicant shall obtain a Special Exception to allow the visitor parking to be located more than 300 feet from the residences or off-street visitor parking located within 300 feet of the residence must be provided;.

Cul-de-sac Design: To address the need for permanent secondary access to more than forty dwelling units, the applicant is proposing the construction of two cul-de-sacs with landscaping islands located in the middle of Mulligan Drive. The cul-de-sacs will be located approximately 200 feet apart. The cul-de-sacs are located in a 93 foot wide right-of-way and constructed with a 24 foot wide paved surface around the islands. A 20 foot colored concrete connector/service drive will link the two cul-de-sacs so that during emergency situations, a secondary access will be available for emergency vehicles entering the area and residents needing to leave the area. Staff is recommending that prior to Preliminary Plat approval by the City Council, detailed design information for the cul-de-sacs must be submitted for review and approval. In particular, the information must identify surface widths, island dimensions, surface finishes, etc. In addition, the applicant must identify standards, design criteria, or design principles uses to configure these areas (such as AASHTO or Federal highway Administration standards).

The Pennington County Fire Department is recommending that a different street name be assigned to that part of Mulligan Mile located east of the cul-de-sacs to provide clarity for emergency services as well as routine traffic. As such, staff is recommending that prior to

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submittal of the Final Plat, a different road name for the east end of Mulligan Mile must be submitted for review and approval. In addition, the plat document show must be revised to show the street name.

Private Drive and Utility Easement: The Preliminary Plat identifies Mulligan Mile as a private drive and utility easement. The Street Design Criteria Manual states that a private easement may not serve more than four lots. As such, the applicant is requesting a Special Exception to the Street Design Criteria Manual to allow more than four lots to be served by a private easement. The balance of Mulligan Mile extending east of the subject property is identified as a private access easement. Based on consistency with the previously granted Special Exception requests, staff is recommending that this Special Exception also be granted contingent upon a road maintenance agreement being submitted for review and approval. In addition, staff is recommending that prior to submittal of the Final Plat, the plat document be revised to show Mulligan Mile as a private access easement and utility easement in lieu of a private drive and utility easement.

Drainage: Drainage calculations must be submitted for review and approval. In particular, the drainage calculations must demonstrate that the run-off is controlled to pre-developed conditions or on-site detention shall be provided. Staff is recommending that the drainage information be submitted for review and approval prior to Preliminary Plat by the City Council. In addition, drainage easements must be provided as needed.

Sewer: Information must be submitted demonstrating that the existing lagoon can accommodate increased loading. As such, staff is recommending that a copy of the most recent Operation and Management inspection by the South Dakota Department of Environment and Natural Resources for the facility be submitted to determine the condition of the facility. In addition, the plat document must be revised to provide utility easements as needed.

Fire Department: The Fire Department has indicated that all streets, cul-de-sacs and turnarounds must be designed and constructed in compliance with the Street Design Criteria Manual and the Uniform Fire Code. In addition, fire hydrants will be required as per City and Uniform Fire Code. The fire hydrants must be in place and operational prior to any building construction. A minimum of 1,500 gpm/20psi fire flow(s) must be provided at each fire hydrant. Fire flows may be increased depending upon building construction and size. The Fire Department has also indicated that a wild land fire mitigation plan must be submitted for review and approval. In addition, the plan must be implemented prior to any building construction. In addition, the Fire Department has indicated that street signs and lot addresses must be posted prior to or in conjunction with any building construction. Staff is recommending that the Uniform Fire Code be continually met.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.