

STAFF REPORT
November 23, 2005

No. 05PL197 - Preliminary Plat

ITEM 9

GENERAL INFORMATION:

| | |
|-------------------------------|---|
| PETITIONER | FMG, Inc. for Steele's United, Inc. |
| REQUEST | No. 05PL197 - Preliminary Plat |
| EXISTING LEGAL DESCRIPTION | Lots 37 and 39, Village on the Green No. 2 Subdivision, located in the SW1/4 SE1/4, Section 12, T1S, R7E, BHM, Pennington County, South Dakota |
| PROPOSED LEGAL DESCRIPTION | Lots 37A and 37B, and 39A and 39B, Village on the Green No. 2 Subdivision, located in the SW1/4 SE1/4, Section 12, T1S, R7E, BHM, Pennington County, South Dakota |
| PARCEL ACREAGE | Approximately .648 acres |
| LOCATION | North and adjacent to 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 wastewater |
| DATE OF APPLICATION | 10/26/2005 |
| REVIEWED BY | Vicki L. Fisher / Michelle Horkey |

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 shall be submitted for review and approval showing a sidewalk along both sides of Mulligan Mile or a Variance to the Subdivision Regulations shall be approved;
2. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the dedication of an additional 3.5 feet of right-of-way for Mulligan Mile or a Variance to the Subdivision Regulations shall be obtained;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
4. Prior to submittal of a Final Plat application, the plat document shall be revised eliminating the note "Building setback requirements are as stated in the zoning and/or

STAFF REPORT
November 23, 2005

No. 05PL197 - Preliminary Plat

ITEM 9

- plating regulations"; and,
5. Upon submittal of a Final Plat application, 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 four townhome lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install sidewalks along Mulligan Mile and to reduce the right-of-way of Mulligan Mile from 47 feet to 40 feet. (See companion item #05SV074.)

On May 5, 2003, the City Council approved a Preliminary and Final Plat creating four single family residential lots which included the subject property.

The property is a part of the Hart Ranch Planned Unit Development. Currently, a townhome is constructed on each of the lot(s).

STAFF REVIEW:

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

Sidewalks: Currently, sidewalks do not exist along Mulligan Mile. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, construction plans showing the construction of sidewalks along both sides of Mulligan Mile be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained.

Right-of-way: Currently, Mulligan Mile is located in a 40 foot wide right-of-way. However, Mulligan Mile is classified as a sub-collector street requiring that it be located in a minimum 47 foot wide right-of-way. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, the plat document be revised to show the dedication of an additional 3.5 feet of right-of-way for Mulligan Mile or a Variance to the Subdivision Regulations must be obtained.

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