

STAFF REPORT
January 10, 2008

No. 07PL171 - Preliminary Plat

ITEM 11

GENERAL INFORMATION:

APPLICANT	Dalwyn Vandenhoeck
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Dalwyn Vandenhoeck
REQUEST	No. 07PL171 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 48 of Village on the Green No. 2 Subdivision located in the NW1/4 of the NE1/4, Section 13, T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 48A and 48B of Village on the Green No. 2 Subdivision located in the NW1/4 of the NE1/4, Section 13, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.384 acres
LOCATION	On Mulligan Mile 0.369 miles northwest of the intersection of Anina Court and Arena Drive
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	Private water and sewer system
DATE OF APPLICATION	12/14/2007
REVIEWED BY	Travis Tegethoff / Mary Bosworth

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;

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3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
4. 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 split a residential lot into two townhome lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations (#07SV071) 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.

On October 4, 2004, the City Council approved a Preliminary Plat (#04PL107) to subdivide the subject property into 20 townhome lots. A Final Plat (#05PL045) was subsequently approved administratively creating the townhome development. On September 7, 2004, the City council approved a Variance to the Subdivision Regulations (#04SV048) to waive the requirement to install a sidewalk along Mulligan Mile and to reduce the right-of-way width of Mulligan Mile from 47 feet to 40 feet.

On July 5, 2005, City Council approved a Preliminary Plat (#05PL099) to reconfigure 20 townhome lots into ten residential lots. In addition, City Council approved a Variance to the Subdivision Regulations (#05SV036) 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. However, since the property is being replatted, a subsequent Variance must be obtained.

On October 11, 2005, a Final Plat (#05PL194) was approved creating ten residential lots.

The property is a part of the Hart Ranch Planned Unit Development in Pennington County and is currently void of structural development.

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.