

STAFF REPORT
September 26 2013

No. 13PL087 - Preliminary Subdivision Plan

ITEM 5

GENERAL INFORMATION:

APPLICANT	Jan K. Lochridge-Long and Randall Long
AGENT	Janelle Finck - Fisk Land Surveying & Consulting Engineers
PROPERTY OWNER	Randy Al Long & Jan Lochridge Long
REQUEST	No. 13PL087 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	Lot 47 of Village on the Green No. 2 Subdivision, located in the NE1/4 of Section 13, T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 47A and 48B of Village on the Green No. 2 Subdivision
PARCEL ACREAGE	Approximately 0.38 acres
LOCATION	23740 Mulligan Mile
EXISTING ZONING	Planned Unit Development (Pennington County)
FUTURE LAND USE DESIGNATION	Residential
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	Hart Ranch Community water and sewer
DATE OF APPLICATION	August 22, 2013
REVIEWED BY	Fletcher Lacock / Brandon Quiett

RECOMMENDATION:

Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulation:

1. A Final Plat application shall be submitted for review and approval.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan to create two lots for townhome

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development. The lots are to be known as Lots 47A and 47B of Village on the Green No. 2 Subdivision. The proposed lots will be 0.19 acres in size, respectively.

The property is located approximately 1,660 feet southeast of the intersection of Mulligan Mile and Spring Creek Road. The property is located south of Rapid City within the three mile platting jurisdiction.

A Preliminary Subdivision Plan is a tentative plan of a proposed subdivision requiring the installation of public improvements. Approval of a Preliminary Subdivision Plan by the City Council is required before an applicant can proceed with Development Engineering Plans and a Final Plat application for all or part of the area within the Preliminary Subdivision Plan application.

STAFF REVIEW:

Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

Platting Process: Exceptions have been approved for the subdivision improvements required as a part of this plat. As such, a Development Engineering Plan application is not required. Instead, upon City Council approval of this application, a Final Plat application can be submitted for review and approval. It is important to note that this plat did not meet the requirements for a Minor Plat since subdivision improvements were required.

Zoning: The property is located in Pennington County and is zoned as Hart Ranch Planned Unit Development. Townhomes are a permitted use in the district.

The applicant should be aware that the zoning requirements for the property, building permit and floodplain development permit must be obtained through Pennington County.

Mulligan Mile: The proposed subdivision requires that Mulligan Mile be built to City design standards. This would require dedicating 52 feet of right-of-way for a local street. Mulligan Mile is a 40 foot wide private drive and utility easement. The applicant has submitted an Exception request to allow a 40 foot wide private drive and utility easement in lieu of the requirement to dedicate 52 feet of right-of-way for a local street. The Exception request was approved on September 4, 2013.

Mulligan Mile serves as exclusive access to the townhome development. The Infrastructure Design Criteria Manual states that a maximum of 40 dwelling units may be served with one point of access. The proposed townhome lots will increase the number of dwellings served by a residential street to 73 dwellings. The applicant has submitted an Exception request to allow 73 dwellings to be served by a private drive in lieu of 40 dwelling units. The Exception request was approved on September 4, 2013.

Sidewalk: The applicant has submitted an Exception request to waive the requirement to install sidewalks along Mulligan Mile. The proposed lots are located in a development with private street easements with no sidewalk. The Exception request was approved on September 4, 2013.

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Fire Department: The Rapid City Fire Department has indicated that the fire flows in the area may not be adequate. However, the Rapid City Fire Department has indicated that the needed improvements cannot be required as a part of this application. As such, the Rapid City Fire Department suggests that the proposed development be fire sprinkler protected.

Floodplain: Pennington County has indicated that on June 3, 2013, the new Federal Emergency Management Agency flood plain maps went into effect. Portions of the subject property will be located within the flood plain. As such, new development that occurs will require a flood plain development permit.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.