

STAFF REPORT
October 9, 2008

No. 08PL132 - Preliminary Plat

ITEM 25

GENERAL INFORMATION:

APPLICANT	Lifestyle Homes
AGENT	Doug Sperlich for Sperlich Consulting, Inc.
PROPERTY OWNER	Lifestyle Homes
REQUEST	No. 08PL132 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lot 54 of the Village on the Green No. 2 Subdivision, located in the NW1/4 NE1/4, Section 13, T1S, R7E, BHM, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 54A and 54B of Village on the Green No. 2 Subdivision, located in the NW1/4 NE1/4, Section 13, T1S, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 0.431 acres
LOCATION	Adjacent to the south side 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	Private water and sewer system
DATE OF APPLICATION	9/12/2008
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;
3. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision

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- 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 (#08SV048) 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 the approved Planned Unit Development is approved for townhomes. The property is currently void of structural development.

STAFF REVIEW:

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

Drainage: Staff noted that a drainage plan was previously reviewed, approved and constructed as part of the previous platting process (#04PL104).

Water: Staff noted that a water system plan was previously reviewed, approved and constructed as part of the previous platting process (#04PL104).

Sanitary Sewer: Staff noted that a sewer plan was previously reviewed, approved and constructed as part of the previous platting process (#04PL104).

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 shall be obtained.

Right-of-way: Currently, Mulligan Mile is located in a 40 foot wide right-of-way. However,

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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 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.

Inspection Fees and Surety: Chapter 16.20.080 of the Rapid City Municipal Code states that before any Final Plat is approved, an additional fee shall be paid to the City to cover the costs of inspection of the subdivision improvements required by the Ordinance. In addition, surety for any required subdivision improvements that have not been completed must be posted. As such, staff is recommending that upon submittal of a Final Plat application, surety be posted and subdivision inspection fees be paid as required.

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