

STAFF REPORT

September 7, 2000

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**PLAT #00PL084 - Preliminary and Final Plat**

**ITEM 27**

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GENERAL INFORMATION:

PETITIONER	FMG, Inc. for Hart Ranch Development
REQUEST	<b>PLAT #00PL084 - Preliminary and Final Plat</b>
LEGAL DESCRIPTION	Lot A of Lot 41 and Lot B of Lot 41 of Village on the Green No. 2, Section 12, T1S, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately .334 Acres
LOCATION	On Mulligan Mile west of the intersection of Horseshoe Loop
EXISTING ZONING	Planned Unit Development District (County)
SURROUNDING ZONING	
North:	Planned Unit Development District (County)
South:	Planned Unit Development District (County)
East:	Planned Unit Development District (County)
West:	Planned Unit Development District (County)
PUBLIC UTILITIES	Community sewer and water
REPORT BY	Vicki L. Fisher

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

Engineering Division Recommendations:

1. Prior to Final Plat approval by the City Council, the final lift of asphalt shall be placed on Mulligan Mile or surety posted for the improvement;

Urban Planning Division Recommendations:

2. Prior to Final Plat approval by the City Council, the plat shall be revised to retain an exterior six (6) foot maintenance easement on both sides of the lot line adjacent to the common wall of the dwelling units;
3. Prior to any additional platting, a Master Plan shall be submitted for review and approval;
4. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted and all subdivision inspection fees paid; and,
5. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.
6. A Special Exception to the Street Design Criteria Manual is hereby granted to reduce the right-of-way width from 47 feet to 40 feet with the condition that a five foot wide access

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easement be identified along Mulligan Mile and that a note be placed on the plat stating that "on-street parking is prohibited".

**GENERAL COMMENTS:** The applicant is requesting approval of Preliminary and Final Plat #00PL084 to create two townhome lots. The applicant has also submitted a Subdivision Regulations Variance request to waive the sidewalk requirement on one side of the road. (See companion item #00SV019). A staff site inspection identified that townhomes are currently being constructed on the subject property.

Until recently, the property has been located in Pennington County's platting jurisdiction. A recent annexation of property located along U. S. Highway 16 has extended the three mile platting jurisdiction of Rapid City and, as such, the subject property is now in Rapid City's platting jurisdiction.

On April 25, 1994, the Pennington County Board of Commissioners approved a Preliminary Plat to create a 45 lot residential development to be known as "Village on the Green No. 2". The subject property is a part of the approved Preliminary Plat. To date, Final Plat approval has been obtained for 30 residential lots in the proposed development. Due to the recent extended boundaries of Rapid City's platting jurisdiction, the remaining lots, including the subject property, will be reviewed by Rapid City to obtain Preliminary and Final Plat approval.

**STAFF REVIEW:** Staff has reviewed the Preliminary and Final Plat and has noted the following considerations:

**Zoning:** As previously indicated, the property is located in Pennington County, outside of the incorporated City limits of Rapid City. The property is currently zoned Planned Unit Development. The Planned Unit Development allows for the development of townhomes, condominiums and single family dwellings in the development. The proposed townhome lots are a permitted use as identified by the Planned Unit Development.

**Street Improvements:** Mulligan Mile serves as legal access to the subject property and is currently constructed with a forty foot wide right-of-way and a 24 foot wide paved surface with curb and gutter. The applicant had previously obtained a Subdivision Regulations Variance from the Pennington County Board of Commissioners to reduce the right-of-way width from 50 feet to 40 feet for all roadways within Village on the Green No. 2. The Subdivision Regulations Variance was granted with the condition that a five foot wide access easement be identified along the roadways and that a note be placed on the plat stating that on-street parking is prohibited. The Rapid City Street Design Criteria Manual classifies Mulligan Mile as a local road requiring a minimum 47 foot wide right-of-way with a 22 foot wide paved surface. In order to maintain road design consistency within the development, staff is recommending that a Special Exception to the Street Design Criteria Manual be granted to reduce the right-of-way width from 50 feet to 40 feet with the condition that a five foot wide access easement be identified along Mulligan Mile and that a note be placed on the plat stating that "on-street parking is prohibited".

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Secondary Access: Mulligan Mile serves as the exclusive access road to the development. Currently, 34 lots have been platted within the subdivision. With approval of this plat and an associated plat to create two additional townhome lots also located along Mulligan Mile Road, the road will serve as exclusive access to 38 lots. On August 16, 2000, the City Council approved an amendment to the Street Design Criteria Manual stating that "...a street shall not provide exclusive access to more than forty (40) dwelling units. A second street access shall be provided when more than forty (40) dwelling units are exclusively accessed from a street". The applicant has indicated that as the residential subdivision is developed to the east, Mulligan Mile will be extended east to Arena Road. The applicant has not indicated the total number of lots and/or dwelling units that may eventually access onto Mulligan Mile Road before the road extension to Arena Road is complete. Staff is recommending that prior to any additional platting, a Master Plan be submitted identifying the future expansion of the residential lots and the extension of Mulligan Mile to Arena Road in order to address the forty dwelling unit concern.

Subdivision Improvements: Prior to Final Plat approval, subdivision improvements as specified in Section 16.20.040 of the Rapid City Municipal Code must be completed or surety must be posted. Currently, Mulligan Mile is constructed with a 24 foot wide paved surface and curb and gutter. The Engineering Division has indicated that the final lift of asphalt must be placed on the road or surety posted for the improvement prior to Final Plat approval. In addition, the applicant has submitted a Subdivision Regulations Variance request as a companion item to this plat to waive the sidewalk requirement on one side of the road. Prior to Final Plat approval, the Subdivision Regulations Variance must be obtained or the sidewalk must be constructed on both sides of the road.

Surety: Currently, the Pennington County Board of Commissioners retains a Performance Bond to insure the completion of subdivision improvements for Village on the Green No. 2. As previously indicated, prior to Final Plat approval of this plat, subdivision improvements must be completed or surety must be posted with the City of Rapid City. The applicant has indicated that the existing Performance Bond will be revised to include the City of Rapid City and that additional surety will be posted if necessary.