

STAFF REPORT  
October 27, 2005

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**No. 05PL179 - Layout Plat**

**ITEM 10**

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GENERAL INFORMATION:

PETITIONER	Fisk Land Surveying for Bev Hammon
REQUEST	<b>No. 05PL179 - Layout Plat</b>
EXISTING LEGAL DESCRIPTION	Unplatted portion of Lot 1, SW1/4 SE1/4, Section 8, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.98 acres
LOCATION	At the northwest corner of the intersection of Saratoga Drive and Merritt Road
EXISTING ZONING	Suburban Residential District (Pennington County)
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Suburban Residential District (Pennington County)
PUBLIC UTILITIES	City water and Northdale Sewer District
DATE OF APPLICATION	9/30/2005
REVIEWED BY	Vicki L. Fisher / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Layout Plat be approved with the following stipulations:

1. Upon submittal of a Preliminary Plat application, a grading plan and a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;
2. Upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines shall be submitted for review and approval or a Variance to the Subdivision Regulations shall be obtained. In addition, written documentation indicating adequate capacity and approval to connect to the Northdale Sewer District shall be submitted for review and approval;
3. Upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains and that adequate domestic and fire flows exist shall be submitted for review or a Variance to the Subdivision Regulations shall be obtained;
4. Upon submittal of a Preliminary Plat, road construction plans for Merritt Road shall be submitted for review and approval. In particular, the road construction plans shall show Merritt Road located in a minimum 76 foot wide right-of-way and constructed with a

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minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or a Variance to the Subdivision Regulations shall be obtained. In addition, the plat document shall be revised dedicating five additional feet of right-of-way along Merritt Road;

5. Upon submittal of a Preliminary Plat, road construction plans for Saratoga Drive shall be submitted for review and approval. In particular, the construction plans shall show Saratoga Drive constructed with street light conduit, sidewalk, sewer and water or a Variance to the Subdivision Regulations shall be obtained;
6. Upon submittal of a Preliminary Plat, the plat document shall be revised to show a non-access easement along Merritt Road and the first 75 feet along Saratoga Drive as they abut Lot 10, Block 6;
7. Upon submittal of a Preliminary Plat, a cost estimate of the subdivision improvements shall be submitted for review and approval; and,
8. Upon submittal of the Final Plat, 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 Layout Plat to subdivide an unplatted parcel into three residential lots. In addition, the applicant has submitted a Variance to the Subdivision Regulations to reduce the minimum required pavement width for a collector street from 40 feet to 24 feet on Merritt Road; to waive the requirement to install sidewalk, curb, gutter and street light conduit along Merritt Road; and to waive the requirement to install sidewalk and street light conduit along Saratoga Drive as they abut the subject property. (See companion item #05SV072.)

The subject property is located in the northeast corner of the intersection of Saratoga Drive and Merritt Road. Currently, the property is void of any structural development.

The Layout Plat is an informal preliminary review of a proposed subdivision to identify any major issues prior to platting. It is intended to provide the subdivider with an informal process where major issues may be identified and general agreements may be reached with Rapid City as to the form of the plat. Comments regarding the Layout Plat are based on the level of detail provided. All specific details of the subdivision may not be addressed as part of the Layout Plat approval but the major concerns and issues are identified based on the information provided. All applicable Subdivision Regulations, Zoning Regulations, Street Design Criteria Manual, and any other applicable regulations will need to be met as part of the Preliminary and Final Plat. Any waiver from the Rapid City Municipal Code or the Street Design Criteria Manual will require a formal variance request or a special exception whichever is applicable.

**STAFF REVIEW:**

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

**Merritt Road:** Merritt Road is located along the south lot line of the subject property and is classified as a collector street on the City's Major Street Plan requiring that it be located in a minimum 76 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Merritt Road

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is located in a 66 foot wide right-of-way with a 24 foot wide paved surface. Upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained. In addition, the plat document shall be revised dedicating an additional five feet of right-of-way.

Saratoga Drive: Saratoga Drive is located along the west lot line of the subject property and is classified as a sub-collector street requiring that the street be located in a minimum 52 foot wide right-of-way and constructed with a minimum 27 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, Saratoga Drive is located in a 60 foot wide right-of-way and constructed with a 27 foot wide paved surface, curb, and gutter. Upon submittal of a Preliminary Plat, construction plans must be submitted for review and approval as identified or a Variance to the Subdivision Regulations must be obtained.

Wastewater: The subject property is located in the Northdale Sewer District service area. Currently, a sewer main is located at the west end of Merritt Road, approximately 360 feet from the subject property. Staff is recommending that upon submittal of a Preliminary Plat application, sewer plans prepared by a Registered Professional Engineer showing the extension of sanitary sewer mains and service lines be submitted for review and approval or a Variance to the Subdivision Regulations must be obtained. In addition, written documentation indicating adequate capacity and approval to connect to the Northdale Sewer District must be submitted for review and approval.

Water: The subject property will be served by City water. As such, staff is recommending that upon submittal of a Preliminary Plat application, water plans prepared by a Registered Professional Engineer showing the extension of water mains and that adequate domestic and fire flows exist be submitted for review or a Variance to the Subdivision Regulations must be obtained.

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