

STAFF REPORT

May 25, 2000

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**Comprehensive Plan Amendment #00CA004 -  
Amendment to the North Rapid Neighborhood Area  
Future Land Use Plan, which is an amendment to the  
Comprehensive Plan. The proposed Amendment would  
change the road network area located northwest of East  
Anamosa Street and U.S. Highway 16B**

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**ITEM 10**

GENERAL INFORMATION:

PETITIONER	Centerline for A/R Group, LLC
REQUEST	<b>Comprehensive Plan Amendment #00CA004 - Amendment to the North Rapid Neighborhood Area Future Land Use Plan, which is an amendment to the Comprehensive Plan. The proposed Amendment would change the road network area located northwest of East Anamosa Street and U.S. Highway 16B</b>
LEGAL DESCRIPTION	Tract 1, Century "21" Subdivision, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 68.87 Acres
LOCATION	West of the intersection of U.S. Highway 16 B and East Anamosa Street
EXISTING ZONING	General Commercial
SURROUNDING ZONING	
North:	General Commercial-General Agriculture
South:	General Commercial-General Agriculture
East:	Light Industrial-General Agriculture
West:	General Agriculture-General Commercial-General Commercial (PCD)-Light Industrial
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Amendment to the North Rapid Neighborhood Area Future Land Use Plan be continued to the June 8, 2000 Planning Commission meeting.

GENERAL COMMENTS: **The applicant submitted a traffic engineering report for the proposed changes to the street network in this area. Staff has routed the report and**

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**will have a full review of the request for the June 8, 2000 Planning Commission meeting.**

The applicant is proposing to amend the North Rapid Neighborhood Area Future Land Use Plan by revising the alignments and connections of the major streets as identified in the Plan. Specifically, the applicant is proposing a development plan for the property northwest of Menards. The Planning Commission and City Council approved a Layout Plat last year for the subject property with a number of stipulations. One of the stipulations required that all street alignments be in accordance with the East Anamosa Infrastructure Study. The street alignments from that study were incorporated into the North Rapid Neighborhood Area Future Land Use Plan. The applicants revised development plan does not reflect the street alignments of the North Rapid Neighborhood Area Future Land Use Plan for this area. The applicant has not identified the extension of Century Road north of the future intersection of Anamosa Street. Also, the applicant has not provided a direct parallel collector street north of Anamosa Street.

The applicant has met with the South Dakota Department of Transportation to identify the location of the northern collector street intersection with US Highway 16B/ East North Street. A traffic engineering consultant has been retained by the applicant to analyze the intersection location. The traffic engineer consultant is examining the intersection location based on a new urban style interchange being constructed at Interstate 90. The location of this intersection will greatly influence the street alignments for the project. The traffic engineer's report is not complete at this time. Staff is recommending the this item be continued to allow time for the consultant to complete the report. The report will give both Staff and the applicant the most complete information to evaluate the overall proposed street systems for the project.