

STAFF REPORT

September 21, 2000

PLAT #00PL090 - Preliminary Plat

ITEM 26

GENERAL INFORMATION:

PETITIONER	Gary Renner for Century Resources
REQUEST	PLAT #00PL090 - Preliminary Plat
LEGAL DESCRIPTION	Lot 4 of Block 1 of Menard Subdivision (formerly a portion of the unplatted balance of the SE1/4 of the NW1/4 and a portion of the unplatted balance of the NE1/4 of the SW1/4 all in Section 32) located in the SE1/4 of the NW1/4 and the NE1/4 of the SW1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.403 Acres
LOCATION	At the intersection of U.S. Highway 16 and East Anamosa Street
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	General Commercial District
South:	General Commercial District
East:	General Commercial District
West:	(County)
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Preliminary Plat be denied without prejudice.

GENERAL COMMENTS: The applicant is proposing to plat a 7.4 acre lot at the southwest corner of the intersection of East Anamosa Street and Eglin Street. The subject property is also bound on the northeast by East North Street. The subject property is currently zoned General Agriculture District. The Elk Vale Future Land Use Plan identifies the property as appropriate for General Commercial uses.

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

Street Network - A Layout Plat for the subject property was approved in May of 1998. The Layout Plat covered 39 acres that was located on the south side of Anamosa Street and north of Philadelphia Street. A large storm water detention facility was identified in the center of the

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property. Creek Drive was identified as north/south street connecting at the intersection of Anamosa Street and Eglin Drive.

Creek Drive is identified on the Major Street Plan as a Minor Arterial and on the Elk Vale Future Land Use Plan as a major street. Creek Drive will in the future connect from the subject property to the Southeast Connect and further south. It is intended to provide a parallel north/south route to Campbell Street. It will serve a combination of industrial and commercial property including the Lombardy and South Creek Industrial Parks. Creek Drive is intended to carry the commercial and industrial traffic serving the businesses located adjacent to it which will relieve the pressure on Campbell Street.

The applicant's proposed subdivision would not incorporate a the direct connection of Creek Drive to Anamosa Street as identified in the Elk Vale Future Land Use plan and the applicant's previously approved master plan. The applicant's revised master plan identifies Creek Drive intersecting with the extension of Century Road. Century Road would be extended to connect to the east to connect to Anamosa Street and to the west to connect with East North Street. Creek Drive would not extend north of Century Street and thus would not connect with East Anamosa. The applicant has indicated a desire to develop the proposed lot with a grouping of buildings and use an internal access system to allow customers to access either Anamosa Street or Century Road similar to a small shopping center complex. The only connection between the two streets would be through a private parking area. No direct public street would be provided.

Staff does not support this concept at this location. Creek Drive is one of the few north/south routes that can be developed that can carry traffic from the south part of the City to Interstate 90. It will serve as a significant commercial/industrial corridor for Rapid City. It provides a second north/south corridor on the east side of the City besides Cambell Street. Staff is recommending that the Plat be denied without prejudice to allow the applicant time to submit revised plat and engineering drawings for the extension of Creek Drive in accordance with the Elk Vale Future Land Use Plan.