

STAFF REPORT

August 9, 2001

No. 01CA023 - Comprehensive Plan Amendment - Amendment to the Major Street Plan: Proposed removal of the minor arterial road in Section 28, T1N, R7E, BHM, from the Major Street Plan

ITEM 37

GENERAL INFORMATION:

PETITIONER	Leo Hamm
REQUEST	No. 01CA023 - Comprehensive Plan Amendment - Amendment to the Major Street Plan
DESCRIPTION	Proposed removal of the minor arterial road in Section 28, T1N, R7E
REPORT BY	Jeff Gies

RECOMMENDATION: Staff recommends that the Comprehensive Plan Amendment - Amendment to the Major Street Plan be approved.

GENERAL COMMENTS: Attached is a copy of a draft amendment to the Rapid City Major Street Plan which proposes the removal of the proposed minor arterial road that connects Sheridan Lake Road with the proposed alignment for Carriage Hills Drive. A map inset has been prepared to highlight the specific proposed changes.

STAFF REVIEW: The applicant has requested the removal of this minor arterial connection between Sheridan Lake Road and the proposed extension of Carriage Hills Drive due to the severe terrain along the alignment. Field review of this alignment has confirmed that it would not be feasible to construct a roadway due to a deep ravine that dissects this alignment. The applicant has suggested moving this proposed minor arterial roadway to the west, in a location to connect with Sheridan Lake Road approximately one-third of a mile from the west section line of Section 28. Staff agrees that this proposed location would be a more feasible alternative than the original alignment.

Due to the interconnectivity of these alignments with other roadways, the proposed removal and relocation of this minor arterial connection has prompted the review of the overall proposed collector and arterial street network in the vicinity of Countryside Subdivision and Red Rock Estates Subdivision. Recent development requests have varied the alignments of several other proposed collector and arterial roads in this area, which warrant further revisions to the Major Street Plan to more accurately portray new construction and future development plans. Staff will request a follow-up amendment to the Major Street Plan to approve these additional revisions at the August 23, 2001 Planning Commission Meeting.

STAFF REPORT

July 26, 2001

No. 01CA023 - Comprehensive Plan Amendment - Amendment to the Major Street Plan: Proposed removal of the minor arterial road in Section 28, T1N, R7E, BHM, from the Major Street Plan

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