

STAFF REPORT

November 21, 2001

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**No. 01CA035 – Comprehensive Plan Amendment – Amendment to the Major Street Plan** **ITEM 9**

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GENERAL INFORMATION:

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| PETITIONER         | Centerline for A/R Group   |
| REQUEST            | <b>No. 01CA035 - Major Street Plan Amendment</b>   |
| LEGAL DESCRIPTION  | Amendment to the Major Street Plan, an element of the Comprehensive Plan, including eliminating and modifying various collector roadways all located in the SW1/4 SW1/4 Section 29 and N1/2 NW1/4 Section 32 T2N, R8E, BHM, Rapid City, Pennington County, South Dakota and identifying the extension of Eglin Street, an arterial roadway located in Sections 29 and 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota |
| LOCATION           | Northwest of the intersection of proposed East Anamosa and East North Street   |
| EXISTING ZONING    | General Commercial District  |
| SURROUNDING ZONING |  |
| North:             | General Agriculture District/General Commercial District   |
| South:             | General Commercial District/General Agriculture District   |
| East:              | General Commercial District/Light Industrial District  |
| West:              | Light Industrial District  |
| REPORT BY          | Jeff Gies  |

RECOMMENDATION: Staff recommends that the Comprehensive Plan Amendment – Amendment to the Major Street Plan be approved with the following stipulation:

Transportation Planning Division Recommendation:

1. That the intersection geometrics of the proposed realignment of Century Road with East Anamosa Street comply with all applicable City Standards.

GENERAL COMMENTS: The applicant has submitted an application to amend the Rapid City Major Street Plan as a companion item to the Comprehensive Plan Amendment – North Rapid Future Land Use Plan (#01CA036). Attached is a copy of a draft amendment to the Rapid City Major Street Plan which proposes the removal of two collector roads, the identification of Century Road as a collector along its existing physical location south of the proposed East Anamosa Street alignment, and the extension of Eglin Street. Map insets of both amendments are provided to highlight the specific proposed changes to the street network in this area.

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STAFF REVIEW: Staff recently met with the petitioner representing the contract purchaser of the subject property which lies directly across East North Street from Menards. Based on the proposed development of this property, two of the proposed collector streets as identified on the Major Street Plan conflict with the layout for the proposed development. These proposed collectors were originally deemed necessary as there were few options for expanding an adequate street network into the undeveloped area northwest of East North Street because of the conflicts with the railroad and the existing interchange at Exit 60.

Since the time that these proposed collectors were identified on the Major Street Plan, the South Dakota Department of Transportation has committed to reconstructing the interchange at Exit 60 in 2004. The reconstruction of this interchange as an urban interchange will change the traffic patterns along East North Street, especially in the vicinity of this property. The urban interchange configuration will eliminate the high speed eastbound to southbound movement from Interstate 90, and will pull the interchange further to the north and into a tighter footprint. The increased distance between the new interchange and the railroad tracks presents the opportunity to extend Eglin Street to the west, across East North Street. This would provide better access to the undeveloped land north of the railroad tracks. The South Dakota Department of Transportation staff have expressed their support for this extension of Eglin Street.

The companion amendment to the North Rapid Future Land Use Plan is necessary so that street system layout is consistent on both the Major Street Plan and the North Rapid Future Land Use Plan. Additional revisions to the local street network are also identified on the North Rapid Future Land Use Plan.

Staff supports the proposed changes to the Major Street Plan as they will provide more efficient access to the subject property as well as the surrounding undeveloped land, with the condition that the intersection geometrics of the proposed realignment of Century Road with East Anamosa Street be addressed at the time of design in compliance with City Standards.