

STAFF REPORT

December 18, 2003

No. 03CA042 - Amendment to the Comprehensive Plan to change the Major Street Plan by relocating a Collector Street

ITEM 13

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 03CA042 - Amendment to the Comprehensive Plan to change the Major Street Plan by relocating a Collector Street
EXISTING LEGAL DESCRIPTION	Located along the east-west section line lying between Sections 13 and 24, T2N, R7E, BHM, Pennington County South Dakota and by relocating a Collector Street currently located along the north-south section line lying between the SW1/4 of Section 13, T2N, R7E and the SE1/4 of Section 14, T2N, R7E, BHM, Pennington County, South Dakota,
PARCEL ACREAGE	Approximately 20.0 acres
LOCATION	Located north of US Interstate 90 and west of Haines Avenue
EXISTING ZONING	General Agriculture District (County)
SURROUNDING ZONING	
North:	General Agriculture District (County)
South:	General Agriculture District (County)
East:	Medium Density Residential District (City)
West:	General Agriculture District (County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	11/21/2003
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the Major Street Plan by relocating a Collector Street be approved.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate the east-west collector street located along the SW1/4 of Section 13 and to relocate the north-south collector street located along the S1/2 SW1/4 SW1/4 of Section 13. The applicant has also submitted a Vacation of Section Line Right-of-way request to vacate a

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portion of the section line highway located between Sections 13 and 14 and between Sections 23 and 24, and to vacate a portion of a section line highway located between Sections 13 and 24, all located in T2N, R7E, BHM, Pennington County, South Dakota. (See companion item #03VR014.)

On September 26, 2003, the applicant submitted a Layout, Preliminary and Final Plat to subdivide approximately 5.33 acres into six residential lots as a part of the Tyler Knue Subdivision. In addition, the applicant submitted a Variance to the Subdivision Regulations to allow a lot twice as long as it is wide. The applicant also submitted two Rezoning requests to change the zoning designation of the property from No Use District and Mobile Home District to Low Density Residential District II. In addition, the applicant submitted an annexation petition to annex the northern portion of the subject property into the City limits of Rapid City. (See companion items #03PL099, 03SV040, 03RZ043, 03RZ044 and 03AN011.) These items have been continued to the December 18, 2003 Planning Commission meeting to allow the applicant to address the section line highways located along the north and west lot line of the subject property.

STAFF REVIEW:

Staff has reviewed the Comprehensive Plan Amendment to the Major Street Plan and has noted the following considerations:

Road Connection: The Major Street Plan identifies a collector street within the east-west section line highway and along the north-south section line highway as it abuts the subject property. The applicant is proposing to relocate the east-west collector street approximately 400 feet north of the section line highway. The proposed relocation will also provide a north-south collector street to properties located north of the subject property. (Please note that the collector street previously identified within the north-south section line highway extending south along the NW1/4 of Section 24 has been eliminated from the Major Street Plan.) Currently, a detention pond is located along the north lot line of the subject property. The Engineering Division has indicated that relocating the collector street as proposed, north of the detention pond, will provide more favorable soil conditions for the construction of a street. In addition, the proposed relocation of the collector street continues to provide road connectivity to the adjacent properties.

Utility Master Plan: The applicant has submitted a Utility Master Plan identifying a water and sewer connection along the proposed relocated collector street that will ultimately provide service to the properties located west of the subject property. The applicant has indicated that a 20 foot wide water easement will be dedicated along the north-south section line highway as it abuts the subject property in order to insure a water connection to properties located north and south of the subject property as they develop. Due to topographic constraints, the Engineering Division has indicated that it is not feasible to extend sewer along the section line highway. As such, the Utility Master Plan identifies the extension of sewer from alternate roadways located north and south of the subject property.

Relocating the section line highway as proposed continues to provide street and utility

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connections to the adjacent properties. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan relocating the collector streets as proposed be approved.