

STAFF REPORT  
September 9, 2004

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**No. 04CA041 - Amendment to the Comprehensive Plan to change the designation of a Collector Street to a Sub-Collector Street on the Major Street Plan**

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**ITEM 33**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	<b>No. 04CA041 - Amendment to the Comprehensive Plan to change the designation of a Collector Street to a Sub-Collector Street on the Major Street Plan</b>
EXISTING LEGAL DESCRIPTION	A portion of Tract B of Parcel C, MJK Subdivision residing within the S1/2 SW1/4 Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Tract A of Tract B of Parcel C, MJK Subdivision, SE1/4 SW1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 7.751 Acres
LOCATION	At the northeast corner of Elm Avenue and Enchanted Pines Drive
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Low Density Residential District
South:	General Agriculture District
East:	Medium Density Residential District
West:	Low Density Residential District/General Agriculture District
PUBLIC UTILITIES	City Council
DATE OF APPLICATION	8/13/2004
REVIEWED BY	Vicki L. Fisher / Curt Huus

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to change the designation of a Collector Street to a Sub-Collector Street on the Major Street Plan be denied.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to change the road classification of Enchanted Pines Road from a collector street to a sub-collector street. In addition, the applicant has submitted a Variance to the Subdivision Regulations to reduce the right-of-way width from 100 feet to 80 feet and to reduce the

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pavement width from 40 feet to 36 feet along Elm Avenue as it abuts the subject property. (See companion item #04SV050.)

On August 5, 2004, the Planning Commission approved a Preliminary Plat to subdivide the subject property into a 7.751 acre lot, leaving a 71.419 acre balance. City Council will hear this item at their September 7, 2004 City Council meeting.

The property is located approximately 380 feet south of the Hanover Drive/Elm Avenue intersection on the east side of Elm Avenue and is currently void of any structural development.

**STAFF REVIEW:**

Staff has reviewed the Amendment to the Comprehensive Plan to change the designation of a collector street to a sub-collector street on the Major Street Plan.

**Enchanted Pines Road:** The Major Street Plan identifies Enchanted Pines Road as a collector street extending east from SD Highway 79 along the south lot line of the subject property, terminating west of Fifth Street. The Street Design Criteria Manual identifies a collector street as "a street which collects traffic from other minor streets and channels it into the arterial street system. Fifth Street and SD Highway 79 are identified as principal arterial streets on the Major Street Plan. Enchanted Pines Road will serve as a collector between the two arterials and provide a road connection between several sub-collector and lane-place streets. In addition, that portion of Enchanted Pines Road, also known as Topaz Street located directly west of the subject property has been designed as a collector street. Requiring that this section of Enchanted Pines Road be constructed as a collector street will provide a continuous road design for the street.

The South Robbinsdale Neighborhood Area Future Land Use Map has identified the properties along this section of Enchanted Pines Road as appropriate for Medium Density Residential use. The Medium Density Residential District is intended to provide for medium to high population density. As such, the street must be constructed as a collector street to accommodate the anticipated traffic. Staff is recommending that the Amendment to the Major Street Plan to change the designation of a collector street to a sub-collector street be denied.

**Legal Notification Requirement:** The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the September 9, 2004 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.