

STAFF REPORT  
February 10, 2005

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**No. 04CA030 - Amendment to the Comprehensive Plan to relocate a Collector Street on the Major Street Plan**      **ITEM 14**

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GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>No. 04CA030 - Amendment to the Comprehensive Plan to relocate a Collector Street on the Major Street Plan</b>
EXISTING LEGAL DESCRIPTION	A right-of-way 76.00' in width with centerline described as follows: Commencing at the found corner stamped R.L.S. No. 4208 of the Center ¼ of Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; Thence N56°29'51"W along a non-visual line, 972.17' to the True Point of Beginning; Thence S22°35'26"E 198.94 feet; Thence along a curve to the right having a radius of 526.00 feet, included angle of 23°53'35", and a curve length of 219.35 feet; Thence S01°18'09"W 1438.43 feet; Thence along a curve to the right having a radius of 600.00 feet, included angle of 38°11'50", and a curve length of 400.00 feet; thence S39°29'59"W 257.99 feet; Thence along a curve to the right having a radius of 850.00 feet, included angle of 38°11'50", and a curve length of 566.67 feet; Thence S01°18'09"W 237.88 feet to a point on the south line of Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. Said parcel containing 5.80 acres more or less and located in the SE1/4NW1/4 and E1/2SW1/4 of Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 3.24 Acres
LOCATION	East of South U.S. Highway 16 and south of U.S. Highway 16B (Catron Boulevard)
EXISTING ZONING	General Commercial District (PDD)/Office Commercial District (PDD)/Medium Density Residential District (PDD)/Low Density Residential District (PDD)
SURROUNDING ZONING	
North:	Low Density Residential District (PRD)
South:	Office Commercial District (PDD)/Low Density Residential District (PDD)
East:	Low Density Residential District (PUD)
West:	General Commercial District (PCD)
PUBLIC UTILITIES	To be extended

STAFF REPORT  
February 10, 2005

---

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---

DATE OF APPLICATION            7/9/2004  
REVIEWED BY                    Patsy Horton / Sig Zvejnieks

RECOMMENDATION:

**Staff recommends that the Major Street Plan Amendment, an element of the Comprehensive plan, be approved.**

GENERAL COMMENTS:

**(This Staff Report was revised on February 2, 2005. All revised and/or added text is shown in bold text.)**

(This Staff Report was revised on January 5, 2005. All revised and/or added text is shown in bold text.) This item has been continued since August, 2004, to allow the applicant time to work with the adjacent property owner to ensure adequate road connectivity. On November 22, 2004, an additional application was submitted to include the adjacent property, relocating the north/south collector route in a contiguous manner. However, the current proposal shifts the north/south collector route to the east but still does not ensure connectivity with the north/south collector road on the property immediately south of the current application. The applicant is aware of the non contiguous alignment. Continuing this item to the January 27, 2005 Planning Commission will allow the applicant to submit a revised legal description either to realign the request to match the existing Major Street Plan alignment or allow the applicant to bring forward an application to include the adjacent property to ensure the north/south collector connectivity.

Due to the holiday schedule, an updated Staff Report will be distributed on or before the January 6, 2005 Planning Commission meeting.

This staff report has been updated on November 16, 2004 – all updates to the staff report are shown in bold print. The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate the north/south collector street to the east a varying distance of 150 feet to 410 feet through the subject property.

STAFF REVIEW:

The Major Street Plan identifies a north-south collector street to be constructed east of US Highway 16 connecting Catron Boulevard (US Highway 16B) to Sammis Trail. The applicant has submitted a request to relocate the collector street east a varying distance of 150 feet to 410 feet. The South Dakota Department of Transportation has confirmed that the proposed approach onto US Highway 16B (Catron Boulevard) complies with the approved access point onto US Highway 16B. As identified in the US Highway 16 Corridor Study, a north/south collector route is necessary to provide adequate road connectivity for areas east of US Highway 16 and yet help to maintain the integrity of South Dakota Department of Transportation's highway corridor.

The relocation as proposed will create a disconnected collector route through the area. As

STAFF REPORT  
February 10, 2005

---

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---

such, staff is recommending the Comprehensive Plan Amendment be continued to allow the applicant an opportunity to work with the adjacent property owners to the south to ensure a continuous route location for the proposed collector street. Additionally, sewer has been constructed in portions of the dedicated right-of-way to the south of this site, requiring further coordination.

Staff has previously met with various interested parties regarding the relocation of this roadway further to the east as currently requested. Staff has supported that proposal with the requirement that all affected property owners agree with the request and that the new location be coordinated. Based on the proposed discontinuous route, it appears that coordination has not yet occurred.

In summary, staff recommends that the Comprehensive Plan Amendment to the Major Street Plan to relocate the collector street as proposed be continued to allow the applicant an opportunity to work with the property owners to the south to ensure road connectivity between US Highway 16B (Catron Boulevard) and Sammis Trail.

As of this writing, the required sign has been posted on the property and the receipts from the certified mailing have been returned.

This item was continued from the August 5, 2004 and August 26, 2004 Planning Commission meeting to allow the applicant time to work with adjacent property owners on a continuous collector route connecting US Highway 16B to Sammis Trail. During conversation between the applicant and staff, the applicant indicated that discussions with the adjacent property owners have been initiated. The applicant indicated that the road connectivity issues will be resolved by the October 21, 2004 Planning Commission meeting. Staff recommends that the Amendment to the Comprehensive Plan to relocate a Collector Street on the Major Street Plan be continued to the October 21, 2004, Planning Commission meeting to allow the applicant additional time to work with the adjacent property owner to develop a continuous north/south collector route.

The applicant is bringing forth a revised application to include the property located immediately south of the subject property. As such, staff is recommending that this item be continued to the November 4, 2004, Planning Commission meeting to allow the applicant additional time to submit the necessary information and allow the request to be re-advertised.

The applicant is bringing forth a revised application to include the property located immediately south of the subject property. As such, staff is recommending that this item be continued to the January 6, 2005, Planning Commission meeting to allow the applicant additional time to submit the necessary information and allow the request to be re-advertised. If the information is not submitted at that time, staff will recommend the item be denied without prejudice to allow the application to be resubmitted at a later date.

The applicant has concurred that if the revised information is not submitted by January 24, 2005 to allow for re-publication of the new information, staff will recommend the item be denied without prejudice to allow the application to be resubmitted at a later date.

STAFF REPORT  
February 10, 2005

---

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---

The applicant brought forth a revised application and road alignment which included the property located immediately south of the subject property. The revised information identifies that the proposed realignment of the north-south collector road just east of US Highway 16 aligns correctly. All affected property owners are in concurrence with the alignment as proposed. As such, staff is recommending approval of the amendment to the Major Street Plan by relocating the north-south collector road.