

STAFF REPORT  
March 10, 2005

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**No. 04CA060 - Amendment to the Comprehensive Plan amending the Major Street Plan by eliminating and realigning several collector and arterial roads**

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**ITEM 22**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	<b>No. 04CA060 - Amendment to the Comprehensive Plan amending the Major Street Plan by eliminating and realigning several collector and arterial roads</b>
EXISTING LEGAL DESCRIPTION	Amendment to the Comprehensive Plan amending the Major Street Plan by eliminating and realigning several collector and arterial roads all located in Sections 23, 24, 25, 26, 34, 25 and 36 in T1N, R7E, BHM, Pennington County, South Dakota, and Sections 19, 29, 30, 21 and 23, T1N, R8E, BHM, Pennington County, South Dakota, and Sections 1, 7, 8, 17 and 18, T1S, R8E, BHM, Pennington County, South Dakota, and more generally being described as being located south of US Highway 16B (Catron Boulevard), north of Spring Creek Road, east of US Highway 16 and west of SD Highway 79
DATE OF APPLICATION	11/12/2004
REVIEWED BY	Patsy Horton / Curt Huus

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan amending the Major Street Plan by eliminating and realigning several collector and arterial roads be **denied without prejudice**.

GENERAL COMMENTS: **(This Staff Report was revised on March 2, 2005. All revised and/or added text is shown in bold text.)** Recently the South Dakota Department of Transportation relocated an access location onto US Highway 16B (Catron Boulevard) within the proposed Major Street Plan Amendment at the request of the adjacent property owner. As such, Staff needs to revise the proposed alignments to coincide with the access relocation approved by the South Dakota Department of Transportation. Staff is in the process of bringing forward changes to realign these collector and arterial roads for consistency with the relocated access locations.

(This Staff Report was revised on January 3, 2005. All revised and/or added text is shown in bold text.) At its Planning Commission meeting on December 9, 2004, a property owner in the area expressed concern about how the proposed road alignment relocations would affect his property. At that meeting he requested additional time to review the current proposed amendment. Staff visited with the property owner and identified for him the proposed changes to the Major Street Plan and that the proposal continues to provide road connectivity for his property in question. Based on those discussions with the concerned

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property owner and resolution of his concerns, staff is recommending the attached road alignments be approved to more accurately reflect the potential road alignments based on these updated contours.

At its Special Planning Commission meeting on November 4, 2004, the Planning Commission directed staff to move forward with changes to the Major Street Plan as identified on the draft US Highway 16 Neighborhood Area Future Land Use Plan. Attached is a copy of the draft amendment to the Rapid City Major Street Plan which proposes the realignment of several proposed collector roads and arterial roads south of US Highway 16B (Catron Boulevard), north of Spring Creek Road, east of US Highway 16 and west of SD Highway 79, as identified on the draft US Highway 16 Neighborhood Area Future Land Use Plan. A map has been prepared to highlight the specific proposed changes.

STAFF REVIEW: The Major Street Plan was adopted to ensure adequate road networking between collector roads and arterial roads. Staff has reviewed the area south of US Highway 16 utilizing two and ten foot contour data now available through the Geographic Information System. Based on that data, staff is recommending the attached road alignments be approved to more accurately reflect the potential road alignments based on these updated contours.