



CENTERLINE

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CONCEPT MEMORANDUM

TO: Growth Management
FROM: Lawrence M. Kostaneski, PE
DATE: January 28, 2005

RECEIVED

JAN 28 2005

Rapid City Growth
Management Department

RE: 04-104 Plum Creek Subdivision-- Layout Plat
CC: Plum Creek Development, LLC.
Message: Ref. Layout Drawing.

The Plum Creek Subdivision is a 160 ac. +/- parcel located west of Elks Country Estates, east of the future intersection of Minnesota St and the SE Connector. The subdivision was active until late 2003, then changed ownership in December 2004. The current owners naturally want to continue with development.

Phase 1 of the project included approximately 35 residential lots with a connection to South Valley Drive and hard surface improvements of South Valley to Fairmont Blvd., all at the expense of the developer. In the fall of 2004, in response to concerns by Elks Country residents, the city initiated a "study area" for Plum Creek and Elks Country. The fundamental issue was the lack of a second access for the area, since the SE Connector eliminated the connection to South Valley Drive.

The only practical alternative is a connection to the SE Connector via proposed Minnesota Street. Unfortunately, the existing infrastructure ends at the Elks Country boundary in Willowbend Road, at the opposite end of the project.

The purpose of this Layout Plat is to explore mutually agreeable options that result in a second access point. Ideally, Plum Creek would be allowed to develop a certain number of lots along corridors that directly link Willowbend via a proposed frontage road to Minnesota St., then to the SE Connector. The included layout plan identifies this corridor link, along with the proposed lot locations.

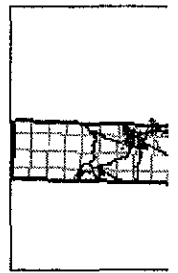
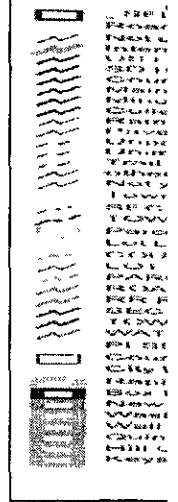
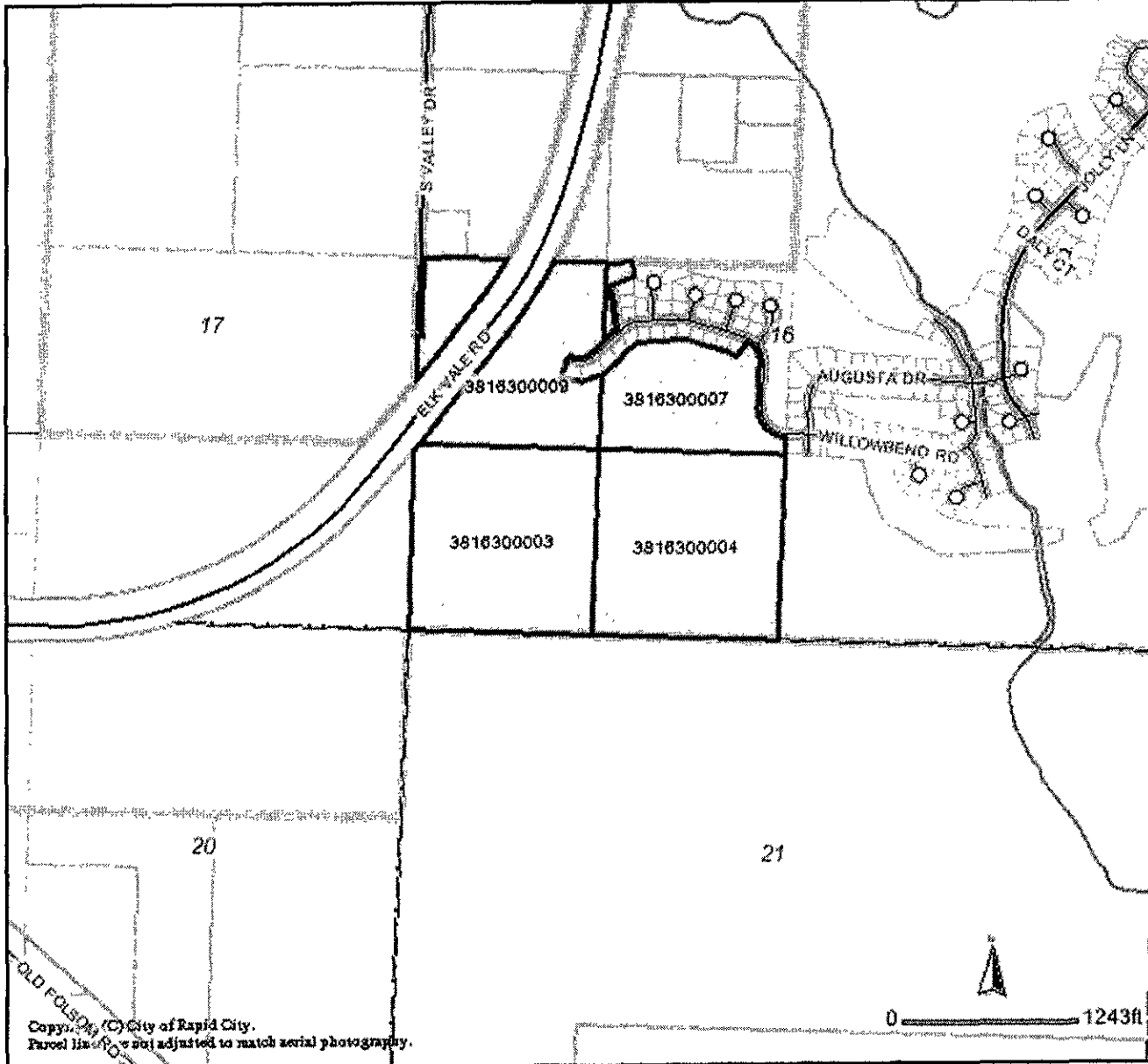
Other issues should be identified and resolved as part of this application. The city will have over size costs for Minnesota St, which will be a multi-lane concrete arterial. The creation of a Tax Increment District is a way for the city to recover those costs. Use of IDPF funds for the first segment of Minnesota St., as well as a segment of the proposed frontage road, will accelerate this second access connection.

There is no economically realistic scenario that creates an immediate second access connection to this area. However, Plum Creek Development, LLC is anxious to resolve the issue since it is in their best interest to have a connection to the SE Connector. Presumably there is an alternative that can accomplish both the goals of the city and the strategic needs of the project.

The applicant would like to have a meeting with staff prior to their review team meeting. Please call with a mutually convenient time or questions. Thanks.

END

Rapid City Geographic Information System



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