

STAFF REPORT
July 21, 2005

No. 05CA027 - Amendment to the Comprehensive Plan to revise the Major Street Plan **ITEM 24**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 05CA027 - Amendment to the Comprehensive Plan to revise the Major Street Plan
EXISTING LEGAL DESCRIPTION	Sections 16, 20 and 21, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	N/A
LOCATION	Adjacent to the east and west sides of Old Folsom Road and South of Elk Vale Road
EXISTING ZONING	Limited Agriculture District (Pennington County), General Agriculture District (Pennington County), Low Density Residential District - Planned Residential Development
SURROUNDING ZONING	
North:	Low Density Residential District - Planned Residential District, General Agriculture District, General Commercial District (Pennington County)
South:	Limited Agriculture District, General Agriculture District (Pennington County)
East:	Limited Agriculture District, General Agriculture District (Pennington County)
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/23/2005
REVIEWED BY	Vicki L. Fisher/ Bob Dominicak

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to revise the Major Street Plan be **approved**.

GENERAL COMMENTS:

(Update, July 11, 2005. All revised and/or added text is shown in bold print.) This item was continued at the July 7, 2005 Planning Commission meeting at the applicant's request. In particular, the applicant indicated that a revised Comprehensive Plan Amendment to the Major Street Plan and a revised Layout Plat in compliance with the revised Major Street Plan would be submitted for review and

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approval.

The applicant has submitted a Comprehensive Plan Amendment to change the location and/or alignment of collector and arterial street(s) located in Sections 16, 20, 21 and 22, T1N, R8E as identified on the Major Street Plan. In addition, the applicant has submitted a Layout Plat to subdivide 80 acres, which include a portion of the subject property, into 265 residential lots to be known as Elks Meadow Subdivision. (See companion item #05PL113.)

The property is located at the southern terminus of Jolly Lane and is currently void of any structural development.

STAFF REVIEW:

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

Major Street Plan: The applicant has submitted a Comprehensive Plan Amendment to change the location and/or alignment of collector and arterial street(s) within this area. Staff has reviewed the proposed street changes and, even though several of the proposed changes can be supported, there are additional proposed revisions that appear problematic. The Layout Plat may significantly be altered depending upon the proposed revisions to the Major Street Plan. **On July 7, 2005, the applicant submitted a revised Comprehensive Plan Amendment to the Major Street Plan limiting the proposed amendments to the relocation of the arterial street along the northern portion of the subject property, the alignment of Jolly Lane as it extends through and the alignment of a collector street located in the southern portion of Section 21. Staff has noted that the proposed street location(s) will continue to provide street and utility connections to the adjacent properties. In addition, staff has noted that the topographic characteristics of the subject property support the proposed street location(s).**

Staff has also noted that the proposed streets have been aligned to connect with an adjacent arterial street and collector street(s), respectively, as shown on the adopted Major Street Plan.

Staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan relocating the collector streets as proposed be approved.