

STAFF REPORT

July 21, 2005

No. 05CA029 - Amendment to the Comprehensive Plan to change the Major Street Plan by relocating a Collector Street **ITEM 26**

GENERAL INFORMATION:

PETITIONER	Sperlich Consulting, Inc. for Doeck, LLC
REQUEST	No. 05CA029 - Amendment to the Comprehensive Plan to revise the Major Street Plan to relocate a collector street
EXISTING LEGAL DESCRIPTION	Located in the E1/2 NE1/4; E1/2 SE1/4, Section 14, T2N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 160 acres
LOCATION	At the southern terminus of Chalkstone Drive
EXISTING ZONING	Limited Agriculture District (Pennington County)
SURROUNDING ZONING	
North:	Limited Agriculture District (Pennington County)
South:	Limited Agriculture District (Pennington County)
East:	Low Density Residential District
West:	Limited Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	6/24/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to the Major Street Plan to relocate a collector street be approved.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a collector street on the above legally described property located within a section line highway. In addition, the applicant has submitted a Vacation of Section Line Highway request to vacate a portion of the section line highway located between Sections 13 and 14, T2N, R7E, BHM, Pennington County, South Dakota. The applicant has also submitted an Annexation Petition to annex the west half of the section line highway into the City limits of Rapid City. (See companion items #05VR008 and 05AN008.)

The subject property is located at the western terminus of Auburn Hill Drive and is currently void of any structural development.

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STAFF REVIEW:

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

Road Connection: The Major Street Plan identifies a collector street within the north-south section line highway as it abuts the subject property. The applicant is proposing to relocate the east-west collector street approximately 500 feet west of the section line highway. The proposed relocation will also provide a north-south collector street to properties located north, south and east of the subject property. (Please note that the collector street previously identified within the north-south section line highway extending south along the NW1/4 of Section 24 has been eliminated from the Major Street Plan.) Currently, a detention pond is located along the north lot line of the subject property. The proposed relocation of the collector street continues to provide road connectivity to the adjacent properties.

Master Plan: The applicant has submitted a Master Plan demonstrating that relocating the section line highway as proposed will continue to provide street and utility connections to the adjacent properties. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan relocating the collector streets as proposed be approved.