

STAFF REPORT  
August 25, 2005

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**No. 05CA033 - Comprehensive Plan Amendment by revising the Major Street Plan to change the alignment of North LaCrosse Street**

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**ITEM 32**

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	<b>No. 05CA033 - Comprehensive Plan Amendment by revising the Major Street Plan to change the alignment of North LaCrosse Street</b>
EXISTING LEGAL DESCRIPTION	The unplatted portion of the S1/2 of Section 18 and the N1/2 of Section 19, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 40 acres
LOCATION	Adjacent to the north side of Country Road between West Nike Road and 143rd Avenue
EXISTING ZONING	Low Density Residential District (Planned Development Designation)
SURROUNDING ZONING	
North:	Low Density Residential District - General Agriculture District (Pennington County)
South:	Suburban Residential District - General Agriculture District - Limited Agriculture District (Pennington County)
East:	Limited Agriculture District (Pennington County)
West:	Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	7/29/2005
REVIEWED BY	Vicki L. Fisher / David L. Johnson

RECOMMENDATION:

Staff recommends that the Comprehensive Plan Amendment to revise the Major Street Plan to change the alignment of North LaCrosse Street be denied.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to revise the Major Street Plan. In particular, the applicant is proposing to relocate a portion of LaCrosse Street as it intersects with Country Road approximately 300 feet west of its current location.

The subject property is located west of 143<sup>rd</sup> Avenue along the north and south side of

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Country Road. Currently, the property is 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:

Street Networking: The Major Street Plan currently identifies LaCrosse Street extending north along a quarter section line from approximately ½ mile south of the subject property to approximately one mile north of the subject property. The applicant is proposing to relocate a portion of LaCrosse Street located along a proposed substation site south of Country Road and through a proposed residential development located north of Country Road approximately 300 feet west of its current proposed location. However, staff is concerned with the traffic constraints created by the proposed 300 foot diversion of the street. In particular, staff has noted that off-setting LaCrosse Street as proposed will not serve to facilitate traffic movements from a community street network perspective. In addition, the proposed Comprehensive Plan Amendment does not address transitioning the street back to its original location either at the north or south end of the proposed relocated street section. Staff has also noted that a knob located on property north of the subject property creates a topographic constraint precluding aligning all of LaCrosse Street 300 feet west of its current location. LaCrosse Street, as currently shown on the Major Street Plan, is located along the east lot line of several properties. Relocating the street 300 feet west to align with the applicant's proposal will result in the properties being split in two. Based on the above noted concerns, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan to relocate LaCrosse Street be denied.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the August 25, 2005 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.