

STAFF REPORT
February 23, 2006

No. 06CA001 - Amendment to the Comprehensive Plan to revise the Major Street Plan to eliminate West Street as a collector street **ITEM 25**

GENERAL INFORMATION:

PETITIONER	Designworks, Inc. for Founder's Park, LLC
REQUEST	No. 06CA001 - Amendment to the Comprehensive Plan to revise the Major Street Plan to eliminate West Street as a collector street
EXISTING LEGAL DESCRIPTION	The unplatted portion of the W1/2 NW1/4 SE1/4 and Block 1 of North Riverside Addition; all located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 20.0 acres
LOCATION	1350 West Chicago
EXISTING ZONING	Office Commercial District
SURROUNDING ZONING	
North:	Park Forest District
South:	Flood Hazard District
East:	Flood Hazard District
West:	Park Forest District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	1/12/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to revise the Major Street Plan to eliminate West Street as a collector street be continued to the **March 9, 2006 Planning Commission meeting to allow the applicant to submit additional information.**

GENERAL COMMENTS:

(Update, February 15, 2006. All revised and/or added text is shown in bold print.) This item was continued at the February 9, 2006 Planning Commission meeting at the applicant's request. In particular, the applicant requested that this item and all of the associated items be continued to allow them additional time to address access issues through the subject property to adjacent properties. To date, this issue has not been resolved. As such, staff is recommending that this item be continued to the March 9, 2006 Planning Commission meeting. Please note that no other part of this Staff Report has been revised.

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The applicant has also submitted a Comprehensive Plan Amendment to the Major Street Plan to eliminate West Street as a collector street. The applicant has also submitted a Layout Plat to subdivide the subject property into three lots to be known as The Village at Founders Park. In addition, the applicant has submitted a Variance to the Subdivision Regulations to waive the requirement to install sidewalk along both sides of the proposed commercial street, to waive the requirement to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement along an existing 60 foot wide road easement; and, to waive the requirement to install curb, gutter sidewalk street light conduit, water, sewer, to reduce the pavement width from 24 feet to 20 feet and to reduce the right-of-way width from 49 feet to 20 feet for a proposed 20 foot wide pedestrian and service easement. In addition, the applicant has submitted a Vacation of Right-of-Way request to vacate West Street as it abuts the subject property. The applicant has also submitted an Initial Planned Residential Development to allow a mix of multi-family units and office use to be constructed on the subject property. (See companion items #06PL001, 06CA001, 06SV001 and 06PD001.)

The property is located at the western terminus of W. Chicago Street 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:

Road Connection: The associated Layout Plat identifies that the applicant is proposing to construct a north-south commercial street through the subject property. Staff has reviewed the proposed location of the commercial street and has noted that it continues to provide roadway network continuity between properties.

Master Plan: The applicant has submitted a Master Plan demonstrating that street continuity and utility connections are being provided to the adjacent properties. In particular, the Master Plan identifies that the alternate north south commercial street connection will provide access to a mix of office and residential use(s) proposed directly west of West Street. In addition, the Master Plan identifies that the commercial street will continue to provide access to a proposed residential development to be located north and east of West Street. West Street is located adjacent to City property. Providing an alternate street connection as proposed continues to maintain access to the City property while improving access to the proposed office and residential use(s) on the adjacent properties.