

STAFF REPORT  
June 22, 2006

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**No. 06CA015 - Amendment to the Comprehensive Plan to amend the Major Street Plan by eliminating a portion of a collector street**      **ITEM 30**

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GENERAL INFORMATION:

PETITIONER	Fred Weishaupl for Springbrook Acres Water Users Association
REQUEST	<b>No. 06CA015 - Amendment to the Comprehensive Plan to amend the Major Street Plan by eliminating a portion of a collector street</b>
EXISTING LEGAL DESCRIPTION	The unplatted portion of the NE1/4, less a portion of Lot 1 and less the unplatted portion of the SE1/4 NW1/4, all located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 83.17 acres
LOCATION	Horse Creek Road southeast of the intersection of Hidden Timber Road and Jenny Gulch
EXISTING ZONING	Park Forest District
SURROUNDING ZONING	
North:	Mobile Home Residential District
South:	General Agriculture District
East:	General Agriculture District
West:	Mobile Home Residential District
PUBLIC UTILITIES	City water and private on-site wastewater
DATE OF APPLICATION	5/22/2006
REVIEWED BY	Vicki L. Fisher / Bob Dominicak

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to amend the Major Street Plan by eliminating a portion of a collector street be denied.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan eliminating a portion of a collector street as it extends through the subject property. The property is owned by the Springbrook Acres Water Users Association and is currently utilized as open space for the Springbrook Acres Subdivision.

The property is located at the northern terminus of Golden Eagle Drive and south of Horse Creek Road. Currently, the property is 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:

Collector Street: The Major Street Plan identifies a collector street extending north from Catron Boulevard through the subject property connecting with Sheridan Lake Road. The Street Design Criteria Manual identifies a collector street as “a street which collects traffic from other minor streets and channels it into the arterial street system. Catron Boulevard and Sheridan Lake Road are identified as principal arterial streets on the Major Street Plan. The future extension of Golden Eagle Drive will serve as a collector between the two arterials and provide a road connection between several sub-collector and lane-place streets.

The applicant has indicated concern with a collector street being constructed through an area that is being reserved as open space for the Springbrook Acres Subdivision. However, the intent of the Major Street Plan is to identify street connections that are needed upon development of the property. There is no requirement to construct the street unless the subject property develops. The applicant should be aware that even if the Major Street Plan is revised eliminating the collector street as proposed, any future subdivision of the property will require that a street be extended through the property. In order to accommodate the anticipated traffic generated upon future development of this site and neighboring properties and to carry traffic between the two arterial streets as identified above, staff recommends that any street extension be designed and constructed as a collector street. As such, staff is recommending that the Amendment to the Major Street Plan to eliminate the collector street through the subject property be denied.

Legal Notification Requirement: The receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the June 22, 2006 Planning Commission meeting if this requirement is not met. Staff has not received any calls or inquires regarding this proposal.