

STAFF REPORT
November 9, 2006

No. 06CA039 - Amendment to the Comprehensive Plan to amend the Major Street Plan to relocate a collector street **ITEM 36**

GENERAL INFORMATION:

PETITIONER	CETEC Engineering Services, Inc. for Generations, Inc.
REQUEST	No. 06CA039 - Amendment to the Comprehensive Plan to amend the Major Street Plan to relocate a collector street
EXISTING LEGAL DESCRIPTION	The south 495 feet of the NE1/4 SE1/4, less Lot1, Bendert Subdivision, and the SE1/4 SE1/4, Section 22, Unplatted, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 53.7 acres
LOCATION	Located adjacent to Golden Eagle Drive between Catron Boulevard and U.S. Highway 16
EXISTING ZONING	General Agriculture District
SURROUNDING ZONING	
North:	Park Forest District - Medium Density Residential District (Planned Development Designation)
South:	General Agriculture District
East:	General Commercial District - Office Commercial District - Public District - Business Park District
West:	Public District - General Agriculture District - Low Density Residential District (Planned Residential Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/29/2006
REVIEWED BY	Vicki L. Fisher / Todd Peckosh

RECOMMENDATION:

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

GENERAL COMMENTS:

(Update October 28, 2006. All revisions to this report are shown in bold.) This item was continued to the November 9, 2006 Planning Commission meeting to allow the legal notification requirement to be met. Please note that the notification requirement has been met.

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The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate a portion of Golden Eagle Drive, a collector street, as it abuts the southern portion of the subject property. The applicant has also submitted a Comprehensive Plan Amendment to the US Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of one dwelling unit per acre to Office Commercial with a Planned Unit Development on approximately 7.35 acres of the subject property, a Comprehensive Plan Amendment to the US Highway 16 Area Future Land Use Plan to change the land use designation from a Planned Residential Development with a maximum density of four dwelling units per acre to Office Commercial with a Planned Unit Development on approximately 20 acres of the subject property, and a Comprehensive Plan Amendment to the US Highway 16 Area Future Land Use Plan to change the land use designation from Low Density Residential District with a Planned Residential Development with a maximum density of four dwelling units per acre to Office Commercial with a Planned Unit Development on approximately 26.36 acres of the subject property. In addition, the applicant has also submitted a Layout Plat to subdivide the subject property creating 67 townhome lots and six larger lots. The applicant has also submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Office Commercial District. (See companion items #06RZ055, 06PL160, 06CA037, 06CA038 and 06CA040.)

The applicant has indicated that the subject property will be constructed with a combination of townhome and independent and assisted living units.

The property is located in the northwest corner of the intersection of Golden Eagle Drive and Promise Road. Currently, the property is void of any structural development.

STAFF REVIEW:

The Rapid City Journal staff has notified City staff that the legal notification for the Comprehensive Plan Amendment was not published in the newspaper ten days prior to the Planning Commission meeting as required. As such, staff is recommending that this item be continued to allow the legal notification requirement to be met.

Collector Street: The applicant is proposing to relocate a portion of a proposed collector street from the section line highway located along the south lot line of the subject property to approximately 600 feet north of its approved location. In particular, the applicant is proposing to leave the western 300 feet of the collector street in the section line highway with the balance of the street extended to the north in an arched design, connecting with Golden Eagle Drive currently under construction on an adjacent property. Staff has noted that the proposed street location 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.

At the October 26, 2006 Planning Commission meeting, the property owner located south of the subject property stated that he was not in opposition to relocating the collector street as proposed but that he would not be in support of vacating the entire

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section line highway located between the two properties. In particular, the property owner indicated that the section line highway must remain in place along the northwestern portion of his property in order to insure physical access to this area of his property. Please note that relocating the collector street as proposed does not vacate the section line highway.

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