

STAFF REPORT
October 25, 2007

No. 07CA042 - Amendment to the Adopted Comprehensive Plan to revise the ITEM 49 Major Street Plan by eliminating collector streets

GENERAL INFORMATION:

APPLICANT	Greg Amble for Good Samaritan Society
AGENT	FMG, Inc.
PROPERTY OWNER	Benedictine Convent of St. Martins
REQUEST	No. 07CA042 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by eliminating collector streets
EXISTING LEGAL DESCRIPTION	Sections 29 and 30, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1,280 acres
LOCATION	West of S.D. Highway 79 (Sturgis Road) and south of Hidden Valley Road
EXISTING ZONING	General Agriculture District (Pennington County) - General Agriculture District
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	General Agriculture District - Low Density Residential District
East:	Low Density Residential District
West:	General Agriculture District (Pennington County)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	8/24/2007
REVIEWED BY	Vicki L. Fisher / Mary Bosworth

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by eliminating collector streets be **approved**.

GENERAL COMMENTS:

(Update, October 12, 2007. All revised and/or added text is shown in bold print.) This item was continued at the October 4, 2007 Planning Commission meeting to allow the applicant to submit a revised Traffic Impact Study coordinating the phasing of the project with the proposed street improvements.

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On September 20, 2007, staff met with the applicant and their consultant to discuss the stipulations of approval of the associated Initial and Final Residential Development Plan (#07PD075). In addition, staff clarified the revisions needed to the Traffic Impact Study in order to review this application. On October 3, 2007, an addendum to the Traffic Impact Study was submitted for review and approval.

(Update, September 21, 2007. All revised and/or added text is shown in bold print.) This item was continued at the September 20, 2007 Planning Commission meeting to allow the applicant to submit a revised Traffic Impact Study coordinating the phasing of the project with the proposed street improvements.

On September 20, 2007, staff met with the applicant and their consultant to discuss the stipulations of approval of the associated Initial and Final Residential Development Plan (#07PD075). In addition, staff clarified the revisions needed to the Traffic Impact Study in order to review this application. As of this writing, the revised Traffic Impact Study has not been submitted for review and approval. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan be continued to the October 25, 2007 Planning Commission meeting to allow the applicant to submit a revised Traffic Impact Study to coordinate the phasing of the project with the proposed street improvements.

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to eliminate two collector streets extending through the property. In addition, the applicant has submitted a Rezoning request (#07RZ064) to change the zoning designation of the property from General Agriculture District to Medium Density Residential District. The applicant has also submitted a Planned Development Designation application (#07PD076) for the property. In addition, the applicant has submitted an Initial Residential Development Plan (#07PD075) to allow an assisted living center, a skilled care facility, a townhome development and an apartment complex to be constructed on approximately 200 acres. The development is intended to provide a senior citizen campus with a wide range of living options. The applicant has indicated that the development will be constructed in four phases and will be known as the "Good Samaritan St. Martin Senior Living Campus".

The property is located west of S.D. Highway 79, also known as Sturgis Road, and south of Hidden Valley Road. Saint Martins Drive, extending west from Sturgis Road and City Springs Road, extending from the south, provide access to the site. 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:

Traffic Impact Study: The Major Street Plan identifies a collector street extending from Sturgis Road through the property to Hidden Valley Drive. In addition, a second collector street forks to the north off this collector street connecting with Universal Drive. As previously indicated, the Comprehensive Plan Amendment to the Major Street Plan proposes to eliminate these two street connections. The applicant has submitted a Traffic Impact Study identifying the future signalization of the intersection of Sturgis Road and St. Martins Drive,

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the future signalization of the intersection of Universal Drive and Sturgis Road, and additional turn lanes and stacking lanes along Sturgis Road and St. Martins Drive. However, the Traffic Impact Study does not include the phasing of the senior care project and, as such, does not identify when the improvements will be triggered. Staff cannot support eliminating the collector streets until it is identified that the street improvements as per the Traffic Impact Study are coordinated with the proposed phasing of the development.

As noted above, on October 3, 2007, the applicant submitted an addendum to the Traffic Impact Study. In particular, the addendum included existing and proposed background traffic through 2019 and the projected traffic to be created by a 100 unit residential townhome development and a 208 bed assisted living complex. The addendum also eliminated the projected traffic from a 900 student K through 12 school that has been preliminarily discussed as a possible future land use on a portion of the property. In summary, the addendum to the Traffic Impact Study identifies that a signal is not warranted at the intersection of Sturgis Road and St. Martins Drive. In addition, the addendum identifies that a traffic signal will be warranted at the intersection of Sturgis Road and Universal Drive by the year 2019 independent of any traffic from this project. The results of the Traffic Impact Study support that the collector streets be eliminated as proposed due to the existing and future street networking within this area. In particular, the Major Street Plan identifies a collector street extending north from St. Martins Drive to Hidden Valley Drive, continuing north to Universal Drive. This north-south street connection will contribute towards the distribution of traffic within this area. Hidden Valley Drive and Universal Drive are also identified on the City's Major Street Plan as a principal arterial street and a collector street, respectively, providing an additional east-west street connection through this area.

The applicant has also submitted information showing topographic constraints within the property limiting the possible construction of the east-west collector street(s) from Sturgis Road as shown on the Major Street Plan. In addition, the location of the collector street on this property does not align with the collector street to be located on the east side of Sturgis Road which does not provide street continuity as typically desired on the City's Major Street Plan.

The property to the west of this area is owned by the United States Forest Service and is currently subject to mining permits. Due to the land ownership and mining permits impacting the land to the west of the site, the projected traffic demand resulting from development to the west is extremely limited. The need to provide the collector street connection to Sturgis Road as currently shown on the City's Major Street Plan to support the land to the west is minimal.

Due to the results of the Traffic Impact Study, the existing street networking within the area, the topographic constraints and the land use(s) as identified, staff recommends that the Comprehensive Plan Amendment to the Major Street Plan be approved as requested.

Notification Requirement: The sign has been posted on the property and the receipts from the

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certified mailings have been returned. Staff has received one call of inquiry regarding this proposal.