

STAFF REPORT  
April 10, 2008

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**No. 07CA062 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by relocating a minor arterial street**      **ITEM 21**

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GENERAL INFORMATION:

APPLICANT	Signature Homes, LLC
AGENT	Dream Design International, Inc.
PROPERTY OWNER	Freeland Meadows, LLC
REQUEST	<b>No. 07CA062 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by relocating a minor arterial street</b>
EXISTING LEGAL DESCRIPTION	Sections 18 and Section 19, T2N, R8E, BHM, Pennington County, South Dakota
LOCATION	Proposed LaCrosse Street north of Seger Drive
EXISTING ZONING	General Agriculture District (Pennington County) - Low Density Residential District (Pennington County)
SURROUNDING ZONING	
North:	General Agriculture District (Pennington County)
South:	General Commercial District
East:	General Agriculture District (Pennington County) - Low Density Residential District (Pennington County) - General Agriculture District
West:	General Agriculture District (Pennington County) - Limited Agriculture District (Pennington County) - Low Density Residential
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	12/28/2007
REVIEWED BY	Vicki L. Fisher / Ted Johnson

RECOMMENDATION:

Staff recommends that the Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by relocating a minor arterial street be **approved**.

GENERAL COMMENTS:

**(Update, April 2, 2008. All revised and/or added text is shown in bold print.) This item was continued at the March 27, 2008 Planning Commission meeting to allow the applicant to submit additional information. On March 20, 2008, the applicant submitted topographic information along Country Road and a profile of a portion of**

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**Country Road located between W. Nike Road and LaCrosse Street for review. The profile also includes the intersection of Country Road and W. Nike Road and the intersection of Country Road and LaCrosse Street.**

(Update, March 15, 2008. All revised and/or added text is shown in bold print.) This item was continued at the March 6, 2008 Planning Commission meeting to allow the applicant to submit additional information. On February 12, 2008, the applicant submitted the proposed street centerline grades, vertical curve data and the proposed reconstruction limits of Country Road. However, information has not been submitted demonstrating compliance with sight, safety and circulation requirements as previously requested. In addition, the applicant must submit topographic information showing the impact that the reconstructed street will have on the adjacent properties. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan be continued to allow the applicant to submit the additional information as previously identified.

(Update, February 25, 2008. All revised and/or added text is shown in bold print.) This item was continued at the February 21, 2008 Planning Commission meeting to allow the applicant to submit additional information. On February 12, 2008, the applicant submitted the proposed street centerline grades, vertical curve data and the proposed reconstruction limits of Country Road. However, information has not been submitted demonstrating compliance with sight, safety and circulation requirements as previously requested. In addition, the applicant must submit topographic information showing the impact that the reconstructed street will have on the adjacent properties. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan be continued to allow the applicant to submit the additional information as previously identified.

(Update, February 11, 2008. All revised and/or added text is shown in bold print.) This item was continued at the February 7, 2008 Planning Commission meeting to allow the applicant to submit additional information. On January 25, 2008, the applicant submitted a profile for Country Road showing existing grades. However, the drawing does not provide information showing the elevation/grade changes at the proposed intersection of LaCrosse Street and Country Road or demonstrate compliance with sight, safety and circulation requirements. As such, staff is recommending the Comprehensive Plan Amendment to the Major Street Plan be continued to allow the applicant to submit the additional information as previously identified.

(Update, January 25, 2008. All revised and/or added text is shown in bold print.) This item was continued at the January 24, 2008 Planning Commission meeting to allow the applicant to submit additional information. On January 25, 2008, the applicant submitted a profile for Country Road showing existing grades. However, the drawing does not provide information showing the elevation/grade changes at the proposed intersection of LaCrosse Street and Country Road or demonstrate compliance with sight, safety and circulation requirements. As such, staff is recommending the Comprehensive Plan Amendment to the Major Street Plan be continued to allow the applicant to submit the additional information as previously identified.

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The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate LaCrosse Street as it extends north from Seger Road to W. Nike Road. In addition, the applicant has submitted a Layout Plat to subdivide the northern portion of the property, a 146.8 acre parcel, into 273 lots. The development will be known as "Prairie Meadows Subdivision".

On June 6, 2005, the City Council approved a Layout Plat (#05PL022) for "Prairie Meadows Subdivision", previously known as "Freeland Meadows Subdivision", into 425 residential lots. In addition, the City Council approved an Annexation request (#05AN001) to annex this portion of the property. On July 5, 2005, the City Council approved a Variance to the Subdivision Regulations (#05SV012) to waive the requirement to install curb, gutter, sidewalk, street light conduit, water and sewer along Country Road and W. Nike Road with the stipulation that the applicant sign a waiver of right to protest any future assessment for the improvements. (The waiver of right to protest document has been signed and recorded at the Register of Deed's Office.)

In 2005, the City Council approved Rezoning requests to rezone the eastern 6.7 acres of the property from No Use District to Medium Density Residential District and the northern portion of the property from No Use District to Low Density Residential District. In addition, a Planned Development Designation has been approved for this area of the property.

The property is located north of Seger Drive and south of W. Nike Road. Currently, three single family residences are located on two of the parcels. The balance of 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:

**LaCrosse Street:** The Major Street Plan identifies LaCrosse Street as a minor arterial street requiring that the street be located in a minimum 100 foot wide right-of-way and constructed with a minimum 40 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. The applicant is proposing to amend the Major Street Plan to relocate a portion of LaCrosse Street approximately 1,350 feet west of its current proposed location as it extends north from Seger Drive to the north-south leg of W. Nike Road, located north of the proposed Prairie Meadow Subdivision. As a result, the proposed intersection of LaCrosse Street and Country Road will be located approximately 1,300 feet from the existing intersection of W. Nike Road and Country Road intersection. The applicant had previously submitted five different options for the relocation of LaCrosse Street. Staff reviewed the five options and indicated that the option as shown on this application appears to provide the best access through the area. However, due to the grade of Country Road as it abuts the south lot line of the property, a profile of both intersections as noted above as well as a profile of Country Road within this area must be submitted for review and approval to demonstrate compliance with sight distance, safety and circulation requirements.

**As noted above, this item has been continued several times to allow the applicant to**

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demonstrate compliance with sight distance, safety and circulation requirements. On February 12, 2008, the applicant submitted street centerline grades, vertical curve data and the proposed reconstruction limits of Country Road. In addition, on March 20, 2008, the applicant submitted topographic information along Country Road and a profile of a portion of Country Road located between W. Nike Road and LaCrosse Street. The profile also includes the intersection of Country Road and W. Nike Road and the intersection of Country Road and LaCrosse Street.

The information demonstrates that sight distance requirements are being provided between the two intersections. In addition, the profile shows that the existing W. Nike Road and Country Road intersection will be redesigned to improve the grade differential between the two streets which will improve circulation and safety along this section of Country Road. The applicant has also noted on the plan and profile sheet(s) that access will be provided to the properties located along the south lot line of Country Road as needed as a part of the reconstruction of this portion of Country Road.

Currently, the 100 year federally designated floodplain is located within this area. The adopted Major Street Plan currently shows LaCrosse Street extending north of Country Road through the 100 year federally designated floodplain. Relocating the street as proposed limits the area of construction through the floodplain. The proposed relocation of the street directly north of Seger Drive also improves the horizontal alignment of the street within this area. In addition, the location of LaCrosse Street at the northern boundary aligns with W. Nike Road, extending into Meade County along an existing street. As such, relocating the street as proposed will continue to provide a north-south arterial street connection through this area.

Due to the results of the sight distance, safety and circulation data, the floodplain constraints within the area and the improved alignment of the street, staff recommends that the Comprehensive Plan Amendment to the Major Street Plan be approved as requested.

Notification Requirement: The certified mailing receipts have been returned and the sign has been posted on the property. Staff has received several calls of inquiry regarding this proposal. In addition, staff has received several letters of opposition to the proposed location of the street.