

STAFF REPORT
June 5, 2008

**No. 08CA016 – Amendment to the Adopted Comprehensive Plan to
revise the Major Street Plan**

ITEM 21

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	Donald M and Christine Potts
REQUEST	No. 08CA016 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by relocating a collector street
EXISTING LEGAL DESCRIPTION	Lots 1 and 2 of Potts Subdivision, located in that portion of the S1/2 SW1/4 SE1/4, Section 22, T1N, R7E; and the W1/2 N1/2 NE1/4 less Utility Subdivision, less Lots H1, H2 and H3, and less Right-of-way, located in the NW1/4 NE1/4, Section 27, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	South of Catron Boulevard and west of Haugo Drive
EXISTING ZONING	General Agriculture District - Park Forest District
SURROUNDING ZONING	
North:	Park Forest District
South:	General Agriculture District
East:	General Agriculture District - Public District
West:	General Agriculture District
DATE OF APPLICATION	5/9/2008
REVIEWED BY	Kip Harrington / Karley Halsted

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan amending the Major Street Plan by realigning a collector street be approved.

GENERAL COMMENTS: On April 11, 2008, a Preliminary Plat (08PL051) was submitted to subdivide one lot into 3 lots. During the review, it was noted that a proposed collector street was located on the property. As such, a stipulation of approval requires that the street be built to collector street standards or relocated. The applicant has subsequently submitted this Amendment to the Comprehensive Plan amending the Major Street Plan by realigning the proposed collector street from the intersection of Catron Boulevard and Vineyard Lane to the intersection of Catron Boulevard and Haugo Drive.

The property is located west of the intersection of Catron Boulevard and Haugo Drive. Currently, a single family home is located on the property. The US Highway 16

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Neighborhood Future Land Use Plan identifies the property as a combination of Park Forest, Low Density Residential with Planned Residential Development, Medium Density Residential with Planned Residential Development, and Office Commercial with Planned Commercial Development.

STAFF REVIEW: The Major Street Plan was adopted to ensure adequate road networking between collector roads and arterial roads. Staff has reviewed the area south and west of Catron Boulevard utilizing two and 10 foot contour data now available through the Geographic Information System. Based on that data, the existing location incorporates a steep slope on the west side of the intersection of Catron Boulevard and Vineyard Lane. The topography within the area of the proposed street location supports the relocation of the collector street. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan to realign the collector street be approved.