

STAFF REPORT

June 26, 2008

**No. 08CA021 - Amendment to the Adopted Comprehensive Plan to
revise the Major Street Plan to relocate a collector street**

ITEM 27

GENERAL INFORMATION:

APPLICANT	Blu-Knu Enterprises, L.L.C
AGENT	Advanced Engineering & Surveying
PROPERTY OWNER	Rommismo Family Limited Partnership
REQUEST	No. 08CA021 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan to relocate a collector street
EXISTING LEGAL DESCRIPTION	Lot 5 of the NW1/4 SW1/4 less Right-of-way, the balance of the SW1/4 SW1/4 less Right-of-way, Lots 1 thru 3 of Blu-Knu Subdivision, Lot DS-2 Revised of the SW1/4 SW1/4, and Lot DS-3 of the SE1/4 SW1/4 and that part of the vacation right-of-way lying south of said Lot DS-2 Revised, all located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 9.05 Acres
LOCATION	On the west side of Deadwood Avenue between Lien Street and 1543 Deadwood Avenue
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	General Commercial District - Light Industrial District
South:	Light Industrial District
East:	Light Industrial District
West:	Light Industrial District
DATE OF APPLICATION	5/30/2008
REVIEWED BY	Kip Harrington / Karley Halsted

RECOMMENDATION:

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

GENERAL COMMENTS:

The applicant has submitted an Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan to relocate a collector street as it extends through the property. In

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addition, the applicant has submitted a Preliminary Plat (File #08PL090) to subdivide the property creating three lots. The applicant has also submitted a Variance to the Subdivision Regulations (File #08SV035) to waive the requirement to install street light conduit, sewer and to reduce the pavement width from 36 feet to 32 feet along Lien Street as it abuts the property.

The property is located west of Deadwood Avenue and north of Lien Street.

STAFF REVIEW:

The Major Street Plan was adopted to ensure adequate networking between collector roads and arterial roads. Staff has reviewed the Comprehensive Plan Amendment to the Major Street Plan and has noted the following consideration:

Proposed Collector Street: The City's Major Street Plan identifies a proposed east-west connector street located on the property. However, the applicant has submitted a Preliminary Plat showing the relocation of the proposed collector street to the north lot line of the property. Relocating the proposed collector street as proposed continues to provide an east-west street connection within this area. In addition, the topography along the north side of the property supports the street construction, As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan to relocate the proposed collector street be approved.

Notification Requirement: As of this writing, the receipts from the certified mailing have not been returned nor has the sign been posted on the property. Staff will notify the Planning Commission at the June 26, 2008 Planning Commission meeting if these requirements have not been met.