

STAFF REPORT
June 26, 2008

No. 08CA023 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by realigning arterial and collector streets

ITEM 29

GENERAL INFORMATION:

APPLICANT/AGENT	City of Rapid City
PROPERTY OWNER	City of Rapid City
REQUEST	No. 08CA023 - Amendment to the Adopted Comprehensive Plan to revise the Major Street Plan by realigning arterial and collector streets
EXISTING LEGAL DESCRIPTION	The North Rapid Neighborhood Future Land Use Area which includes the area south of the section line where Fairmont Boulevard intersects with S.D. Highway 79, north of a line approximately one-half mile south Interstate 90 between the hogback ridge known as "M Hill" and East North Street connecting Cambell Street to Interstate 9, and north of Omaha Street. The Northeast Neighborhood Future Land Use Area which includes the area located north of Interstate 90, east of Haines Avenue, south of the Pennington County line, and west of Elk Vale Road. The Elk Vale Neighborhood Future Land Use Area which includes the area south of Interstate 90, east of Cambell Street, north of S.D. Highway 44, and west of a line one-fourth of a mile east of Reservoir Road. The Airport Neighborhood Future Land Use Area which includes the area south of the first half section into Township 2 North, east of Sections 2, 11, and 14, Township 1 North Range 8 East and Section 35, Township 2 North. Range 8 East, west of the line between Range 9 East and Range 10 East which is one mile east of Caputa, and north of S.D. Highway 44.
LOCATION	Portions of north and northeastern Rapid City
DATE OF APPLICATION	6/2/2008
REVIEWED BY	Kip Harrington / Karley Halsted

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan amending the Major Street Plan by eliminating, adding, and realigning several collector and arterial streets be approved.

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GENERAL COMMENTS:

At the Planning Commission meeting on June 5, 2008, the Planning Commission authorized staff to prepare amendments and submit an application for a Major Street Plan Amendment in the North Rapid Neighborhood Future Land Use Area, the Northeast Neighborhood Future Land Use Area, the Elk Vale Neighborhood Future Land Use Area, and the Airport Neighborhood Future Land Use Area. A map has been prepared identifying the proposed changes.

STAFF REVIEW:

The Major Street Plan was adopted to ensure adequate networking between collector streets and arterial streets. Staff has reviewed the roadway network for consistency with the approved Future Land Use plans and utilizing topographic contour data and aerial photography available through the use of the City's Geographic Information System. The following considerations have been noted:

Addition of a Proposed Collector Street: North Maple Avenue located on the section line between Section 24, Township 2 North, Range 7 East and Section 18, Township 2 North, Range 8 East has been added as a collector street to provide a north-south connection from Country Road to Seger Drive.

Realignment of a Proposed Collector Street: A proposed collector street located in Section 24, Township 2 North, Range 7 East and Section 18, Township 2 North, Range 8 East has been realigned to provide an east-west connection from North LaCrosse Street to Haines Avenue.

Removal of a portion of a Minor Arterial Street: A segment of Dyess Avenue located on the section line between Sections 28 and 29, Township 2 North, Range 8 East from Mall Drive to Eglin Street has been removed due to the removal of the bridge over Interstate 90.

Removal of a Minor Arterial Street: Edwards Street located in Section 28, Township 2 North, Range 8 East from Eglin Street to Elk Vale Road has been removed due to the new alignment of Eglin Street.

Addition of a Proposed Collector Street: A proposed collector street located in Sections 15 and 22, Township 2 North, Range 8 East has been added east of Elk Vale Road to provide a north-south connection from 225th Street south to the proposed collector street north of Seger Drive.

Addition of a Proposed Collector Street: A proposed collector street located in Section 11, Township 1 North, Range 8 East has been added to provide an east-west connection from Reservoir Road to Carlin Street via Mercury Drive.

Consolidation and Realignment of two Proposed Collector Streets: Two proposed collector streets located in Sections 6, 7, 18, and 19 Township 1 North, Range 9 East between Radar Hill Road and Airport Road have been consolidated, realigned, and extended to the northern boundary of the Airport Neighborhood Future Land Use Area to provide a continuous north-

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south connection to the proposed S.D. Highway 44 frontage road and consistency with the Airport Neighborhood Future Land Use Plan.

Addition of a Proposed Collector Street: A proposed collector street located in Section 6, Township 1 North, Range 9 East has been added to provide an east-west connection from Radar Hill Road to 149th Avenue and consistency with the Airport Neighborhood Future Land Use Plan.

Removal of two Proposed Collector Streets: Two proposed collector streets located in Sections 4, 5, and 8, Township 1 North, Range 9 East north of the Rapid City Regional Airport have been removed to provide consistency with the Airport Neighborhood Future Land Use Plan.

Extension and Realignment of a Proposed Principal Arterial Street: The proposed principal arterial located in Sections 3, 4, and 9, Township 1 North, Range 9 East along the east-west alignment of the future East Anamosa Street has been realigned and extended east to the eastern edge of Section 3, Township 1 North, Range 9 East to provide consistency with the Airport Neighborhood Future Land Use Plan.

Extension and Realignment of a Proposed Principal Arterial Street: The proposed principal arterial located in Sections 3, 10, 14, 23, 26, and 35, Township 1 North, Range 9 East along the north-south alignment of the future Caputa Loop Road has been realigned and extended north to connect to the future East Anamosa Street and to provide consistency with the Airport Neighborhood Future Land Use Plan.

Addition of two Proposed Minor Arterial Streets: Two minor arterial streets along the northern and southern boundaries of Section 22, Township 1 North, Range 9 East have been added to provide continuous east-west connections and consistency with the Airport Neighborhood Future Land Use Plan.

Reclassification of a Proposed Principal Arterial Street: A proposed east-west principal arterial street located along the southern boundary of Section 24, Township 1 North, Range 9 East between the future Caputa Loop Road and 154th Avenue has been reclassified to a minor arterial street to provide consistency with the Airport Neighborhood Future Land Use Plan.

Addition of a proposed collector street: A proposed north-south collector street located in Sections 23, 26, and 35, Township 1 North, Range 9 East has been added to provide a connection between S.D. Highway 44 and the future Caputa Loop Road and consistency with the Airport Neighborhood Future Land Use Plan.

Summary: The Amendment to the Comprehensive Plan amending the Major Street Plan provides adequate roadway networking in the North Rapid Neighborhood, the Northeast Neighborhood, the Elk Vale Neighborhood, and the Airport Neighborhood Future Land Use Areas.

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NOTIFICATION REQUIREMENT:

Chapter 12.60.160 of the Rapid City Municipal Code regulates the City's Comprehensive Plan. A public hearing is required for a comprehensive plan amendment. Notice of the public hearing was published 10 days in advance of the hearing in the legal newspaper of the community. Since this amendment was instituted by the City's Planning Commission and due to the large area of the proposed amendment, certified letters were not mailed to all property owners within 250 feet. Letters were mailed to all of the adjacent local governments (Pennington County, Meade County, and the City of Box Elder) to inform them of the proposed amendment.