

STAFF REPORT
July 26, 2012

No. 12CA004 - Amendment to the Comprehensive Plan to revise the Major Street Plan **ITEM 9**

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
PROPERTY OWNER	Dennis Zandstra Real Estate Holding
REQUEST	No. 12CA004 - Amendment to the Comprehensive Plan to revise the Major Street Plan
EXISTING LEGAL DESCRIPTION	The SE1/4 of the NE1/4 and the E1/2 of the SE1/4 lying north of railroad right-of-way located in Section 20, T1N, R8E, and the NW1/4 less the N1/2 of the N1/2 of the NE1/4 of the NW1/4 and the W1/2 NE1/4 less the N1/2 of the N1/2 of the NW1/4 NE1/4 located in Section 21, T1N, R8E, and the W1/2 of the SW1/4 less railroad right-of-way and less Old Folsom Road right-of-way located in Section 21, T1N, R8E, all located in BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 382.22 acres
LOCATION	North of Old Folsom road and south of Elk Vale Road
EXISTING ZONING	Heavy Industrial District (Pennington County) - Limited Agriculture District (Pennington County)
FUTURE LAND USE DESIGNATION	Industrial, Commercial, and Residential
SURROUNDING ZONING	
North:	General Agriculture District - General Commercial District (Planned Development) - Limited Agriculture District (Pennington County)
South:	General Agriculture District (Pennington County) - Light Industrial District (Pennington County)
East:	Low Density Residential District (Planned Development) - Limited Agriculture District (Pennington County)
West:	General Agriculture District - Heavy Industrial District (Pennington County) - Limited Agriculture District (Pennington County) - General Commercial District (Pennington County)
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	June 29, 2012

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REVIEWED BY

Kip Harrington / Ted Johnson

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to revise the Major Street Plan by realigning two proposed minor arterial streets and one proposed collector street be approved.

GENERAL COMMENTS: The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to realign two proposed minor arterial streets and one proposed collector street in conjunction with an annexation application (File #12AN003) and a rezoning application (File #12RZ014).

STAFF REVIEW: Staff has reviewed the Comprehensive Plan Amendment to the Major Street Plan and has noted the following considerations:

Realignment of two Proposed Minor Arterial Streets: The Major Street Plan identifies Creek Drive as a proposed minor arterial street extending south from Marlin Drive to the southeast, intersecting the future Augusta Drive extending south from East Minnesota Street. The proposed realignment entails Creek Drive intersecting Old Folsom Road to the south, and Augusta Drive connecting to Creek Drive in a tee intersection. When the final site plan is submitted, the applicant will need to identify that the connection of Creek Drive to the unnamed proposed collector street to the south at Old Folsom Road will provide sufficient clearance to the property located directly to the southwest of the proposed intersection.

Realignment of a Proposed Collector Street: The Major Street Plan identifies Creek Drive as a proposed collector street extending southeast from Augusta Drive. The proposed realignment entails the proposed collector street extending southeast from a proposed tee intersection with Augusta Drive, located to the east of the original proposed alignment.

Staff evaluated the proposed comprehensive amendment as it relates to the six criteria for the review of comprehensive plan amendments. A summary of the findings is outlined below:

1. *The proposed change is consistent with the policies and overall intent of the comprehensive plan.*

The proposed Major Street Plan is consistent with Goal 1 identified in the Rapid City Area 2035 Long Range Transportation Plan, by maintaining a transportation system that coordinates with land use patterns and incorporates all available modes of transportation into a safe, efficient and effective system of moving goods and people within and through the community. The proposed realignment maintains connectivity in the roadway network.

2. *The proposed change is warranted by changed conditions within the neighborhood surrounding and including the subject property.*

The associated annexation and rezoning applications submitted in conjunction with the amendment to the Major Street Plan constitute changed conditions in the neighborhood,

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thereby warranting the proposed change.

3. *The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land.*

The proposed realignment of the two proposed minor arterial streets and the proposed collector street appears to be compatible with the proposed uses surrounding the subject land.

4. *The extent to which the proposed amendment would adversely affect the environment, services, facilities and transportation.*

The proposed alignment will not adversely affect the environment, services, facilities and transportation. The proposed alignment will, however, ensure transportation network connectivity to the south and east from Old Folsom Road, Creek Drive, and East Minnesota Street.

5. *The extent to which the proposed amendment would result in a logical and orderly development pattern.*

The proposed alignment will provide a roadway network between existing minor and principal arterial streets, thus providing the impetus to encourage infill development.

6. *The extent to which the proposed amendment adversely affects any other part of the city, or creates any direct or indirect adverse effects.*

The proposed alignment is consistent with the proposed residential and non-residential uses and allows additional development within the area to occur in an orderly manner, minimizing impacts to existing neighborhoods yet ensures transportation network connectivity for potential development.

Summary: The Amendment to the Comprehensive Plan amending the Major Street Plan provides adequate roadway networking.

NOTIFICATION REQUIREMENT: As of this writing the certified mailing receipts have been returned and the sign has been posted on the property.

STAFF RECOMMENDATION: Staff recommends approval of the Amendment to the adopted Comprehensive Plan to revise the Major Street Plan by realigning two proposed minor arterial streets and one proposed collector street.