

STAFF REPORT

April 4, 2013

No. 13CA004 - Amendment to Comprehensive Plan to revise the Major Street Plan **ITEM 6**

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	Hagg Brothers, LLC, Orthopedic Land Company, LLC, First Christian Church, South Forty, LLC and SSDH, LLC
REQUEST	No. 13CA004 - Amendment to Comprehensive Plan to revise the Major Street Plan
EXISTING LEGAL DESCRIPTION	The unplatted balance of the S1/2 of the SE1/4 of the NW1/4, the unplatted balance of the NE1/4 of the SW1/4, Lot B of the SW1/4 of the SW1/4 less the right-of-way, the SE1/4 of the SW1/4 all located in Section 26, T1N, R7E; and, the NW1/4 of the NW1/4 less Lot H1 and less right-of-way, the NE1/4 of the NW1/4, the SW1/4 of the NW1/4 less Lot H1 and less Lot H2, the SE1/4 of the NW1/4, the N1/2 of the N1/2 of the N1/2 of the N1/2 of the N1/2 of the W1/2 of the SW1/4 and the NE1/4 of the SW1/4, all located in Section 35, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located south of Catron Boulevard and east of U.S. Highway 16
PARCEL ACREAGE	Approximately 383.57 acres
LOCATION	South of Catron Boulevard and east of U.S. Highway 16
EXISTING ZONING	General Commercial District (Planned Development Designation) – Low Density Residential District (Planned Development Designation) – Office Commercial District (Planned Development Designation) – Medium Density Residential District (Planned Development Designation) – Medium Density Residential District (Planned Development) – Low Density Residential District (Planned Development Designation) – General Agricultural District – General Commercial District (Planned Development)
FUTURE LAND USE DESIGNATION	Commercial and Residential
SURROUNDING ZONING North:	General Commercial District (Planned Development

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South: Designation) - Low Density Residential District (Planned Development) - General Commercial District (Planned Development)
Highway Service - General Agricultural District (Pennington County)

East: Low Density Residential District (Planned Development Designation) - Low Density Residential District (Planned Development) - Limited Agricultural District (Pennington County)

West: Park District (Planned Development Designation) - General Commercial District (Planned Development Designation) - General Commercial District (Planned Development) - Highway Services District (Pennington County)

PUBLIC UTILITIES N/A

DATE OF APPLICATION March 8, 2013

REVIEWED BY Kip Harrington / Ted Johnson

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to revise the Major Street Plan by realigning a proposed principal arterial street and a proposed collector street be approved.

GENERAL COMMENTS: The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to realign a proposed principal arterial street and a proposed collector street.

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

Realignment of a Proposed Principal Arterial Street: The Major Street Plan identifies Moon Meadows Road as a proposed principal arterial street extending east from U.S. Highway 16 to the southeast along the center section line of Section 35, T1N, R7E. The proposed realignment shifts the future Moon Meadows Road following a more northerly path before rejoining the current proposed alignment near the center of Section 35.

Realignment of a Proposed Collector Street: The Major Street Plan identifies a proposed collector street connecting Catron Boulevard on the north with Moon Meadows Road on the south. The proposed realignment shifts the proposed collector street slightly to the west on the northern portion, and slightly to the east on the southern portion of the proposed collector street.

Staff evaluated the proposed Comprehensive Plan Amendment as it relates to the six criteria for the review of Comprehensive Plan Amendments. A summary of the findings is outlined below:

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

The proposed Amendment to the 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.*

Staff has not identified any changed conditions within the neighborhood.

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

The proposed realignment of the proposed principal arterial street and the proposed collector street appears to be compatible with the existing and 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 east of U.S. Highway 16 between Catron Boulevard and the future Moon Meadows Road.

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 and proposed 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, while ensuring transportation network connectivity for potential development.

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

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NOTIFICATION REQUIREMENT: As of this writing, the sign has been posted on the property. The white certified mail receipts and the green cards have not been returned. Staff will notify the Planning Commission at the April 4, 2013 Planning Commission meeting if these requirements have not been met. Staff has received two inquiries regarding the proposal.

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