

STAFF REPORT
January 9, 2014

No. 13CA017 - Amendment to the Comprehensive Plan to revise the Major Street Plan to realign a proposed principal arterial street and a proposed collector street **ITEM 7**

GENERAL INFORMATION:

APPLICANT	Dream Design International, Inc.
AGENT	Dream Design International, Inc.
PROPERTY OWNER	Leo Hamm Family Ranch LLC and MG Oil Company, Patrick Hall
REQUEST	No. 13CA017 - Amendment to the Comprehensive Plan to revise the Major Street Plan to realign a proposed principal arterial street and a proposed collector street
EXISTING LEGAL DESCRIPTION	That part of the east 480 feet of the SE1/4 of the SW1/4 north of Moon Meadows Drive; the SW1/4 of the SW1/4 lying north of Sheridan Lake Road less right-of-way; the NE1/4 of the SW1/4 less right-of-way; the NW1/4 of the SE1/4 less right-of-way; the W1/2 of the NE1/4 of the SE1/4 less right-of-way and that part of the SW1/4 lying south of Sheridan Lake Road less the east 480 feet and less Moon Meadows Subdivision and right-of-way; all located in Section 28, T1N, R7E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 113.03 acres
LOCATION	Approximately 2,500 feet east of the intersection of Dunsmore Road and Sheridan Lake Road
EXISTING ZONING	Suburban Residential District (Pennington County)
FUTURE LAND USE DESIGNATION	Residential
SURROUNDING ZONING	
North:	Suburban Residential District (Pennington County)
South:	Suburban Residential District (Pennington County)
East:	Suburban Residential District (Pennington County)
West:	Highway Service (Pennington County)
PUBLIC UTILITIES	N/A
DATE OF APPLICATION	December 13, 2013

STAFF REPORT
January 9, 2014

No. 13CA017 - Amendment to the Comprehensive Plan to revise the Major Street Plan to realign a proposed principal arterial street and a proposed collector street

ITEM 7

REVIEWED BY

Kip Harrington / Brandon Quiett

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 a proposed principal arterial street extending north from Moon Meadows Road to Sheridan Lake Road. The proposed realignment shifts the proposed principal arterial street to the east a distance ranging from approximately 220 feet to approximately 580 feet.

Realignment of a Proposed Collector Street: The Major Street Plan identifies a proposed collector street extending north from the intersection of the proposed principal arterial street and Sheridan Lake Road to Portrush Road and then continuing to the north. The proposed realignment shifts the proposed collector street to the east a distance of approximately 220 feet before returning to the previous proposed alignment further to the north.

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:

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.*

In 2008, Pennington County proposed an alternate connection between Moon Meadows

STAFF REPORT
January 9, 2014

No. 13CA017 - Amendment to the Comprehensive Plan to revise the Major Street Plan to realign a proposed principal arterial street and a proposed collector street **ITEM 7**

Road and Sheridan Lake Road to address a possible future increase in traffic on Moon Meadows Road. Pennington County has not pursued this alternate connection; however, this amendment to the Major Street Plan incorporates the preferred alternative proposed by Pennington County. 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 Dunsmore Road and north of 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.

NOTIFICATION REQUIREMENT: As of this writing, the white receipts from the certified mailings have not been returned. The required sign has been picked up but staff has not confirmed that it has been posted on the property. Staff will notify the Planning Commission at the January 9, 2014 meeting if these requirements have not been met.

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.

STAFF REPORT
January 9, 2014

**No. 13CA017 - Amendment to the Comprehensive Plan to revise
the Major Street Plan to realign a proposed principal arterial street
and a proposed collector street**

ITEM 7