

STAFF REPORT  
April 10, 2014

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**No. 14CA001 - Amendment to the Comprehensive Plan to revise the Major Street Plan by removing and realigning proposed collector streets**

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**ITEM 7**

GENERAL INFORMATION:

APPLICANT	City of Rapid City
AGENT	City of Rapid City
PROPERTY OWNER	
REQUEST	<b>No. 14CA001 - Amendment to the Comprehensive Plan to revise the Major Street Plan by removing and realigning proposed collector streets</b>
EXISTING LEGAL DESCRIPTION	Located in the S1/2 of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	Between East St. Andrew Street and East St. James Street between Elm Street and East St. Joseph Street
EXISTING ZONING	Medium Density Residential, General Commercial, and Park Forest
FUTURE LAND USE DESIGNATION	Commercial and Public
SURROUNDING ZONING	
North:	Park Forest
South:	Medium Density Residential and Commercial
East:	Medium Density Residential and Commercial
West:	Medium Density Residential and Park Forest
PUBLIC UTILITIES	None
DATE OF APPLICATION	February 28, 2014
REVIEWED BY	Kip Harrington / Nicole Lecy

RECOMMENDATION: Staff recommends that the Amendment to the Comprehensive Plan to revise the Major Street Plan by removing and realigning proposed collector streets be approved.

GENERAL COMMENTS: **(Update April 10, 2014. All additional or revised text is included in bold print.)** This application was continued to the April 10, 2014 Planning Commission meeting to allow proper notification requirements to be met. In addition, staff received notice from a neighboring property owner of their opposition to the proposed Comprehensive Plan Amendment and the associated Vacation of Right-of-

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**Way.** The South Dakota School of Mines and Technology met with the neighboring property owner to discuss the requests and resolved the neighbor's concerns regarding access to their property and the realignment of the future collector street on the City's Major Street Plan. No additional inquiries into the proposed Comprehensive Plan Amendment or associated Vacation of Right-of-Way were received.

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to remove and realign proposed collector streets. In addition to this Amendment to the Comprehensive Plan, the South Dakota School of Mines and Technology (SDSMT) has also submitted an application for a Vacation of Right-Of-Way (File #14VR001) to vacate that portion of the Hawthorne Avenue right-of-way located north of East Saint James Street.

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

**Removal of a Proposed Collector Street:** The Major Street Plan identifies a proposed collector street extending north and east from the intersection of Hawthorne Avenue and East Saint Patrick Street to a point on East Saint Joseph Street near East Saint James Street. The proposed removal deletes the proposed collector street north of the intersection of Hawthorne Avenue and East Saint Andrew Street.

**Realignment of a Proposed Collector Street:** The Major Street Plan identifies a proposed collector street extending east and south from the east end of East Signal Drive to the Hawthorne Avenue right-of-way located north of East Saint Andrew Street. The proposed realignment shifts the proposed collector street to the south to the intersection of Hawthorne Avenue and East Saint James 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:

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 general connectivity in the roadway network. The Rapid City Area Bicycle and Pedestrian Master Plan identifies a Proposed Shared Use Path located in the Hawthorne Avenue right-of-way. A pedestrian and bicycle access easement must be secured prior to City Council approval.

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

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SDSMT has provided plans that will consolidate lots in the area of this Amendment to the Comprehensive Plan once the Major Street revision and the Vacation Of Right-Of-Way are approved, in order to construct additional parking for the campus.

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

The Future Land Use Map identifies the uses in the area as Commercial and Public. SDSMT has proposed to expand the campus into the area and construct parking lots and buildings. The removal of the proposed collector street and the realignment of the proposed collector street appear 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 East Signal Drive and north of East Saint Patrick Street and preserve a corridor for the future expansion of public utilities into the area.

- 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 collector 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 been returned. The required 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 removing a proposed collector street and realigning a proposed collector street, provided the pedestrian and bicycle access easement is secured.

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