

STAFF REPORT

November 7, 2002

---

**No. 02CA054 - Amendment to the Comprehensive Plan to revise  
the Major Street Plan**

---

**ITEM 40**

GENERAL INFORMATION:

PETITIONER	Doug Sperlich for 16 Plus, LLC
REQUEST	<b>No. 02CA054 - Amendment to the Comprehensive Plan to revise the Major Street Plan</b>
EXISTING LEGAL DESCRIPTION	Tract 2 less Lot H1 of Pioneer Subdivision and the W1/2 NE1/4 less a portion of Lot H1 and less Lot H-2 of the SW1/4 NE1/4; E1/2 NW1/4 less a portion of Lot H1, Pioneer Subdivision, located in Section 34, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION	Northwest of U.S. Highway 16 and Moon Meadows Road
EXISTING ZONING	Medium Density Residential /General Commercial with Planned Development Designation
SURROUNDING ZONING	
North:	(County)
South:	(County)
East:	General Commercial w/Planned Development Designation
West:	Suburban Residential District (County)
PUBLIC UTILITIES	To be extended
DATE OF APPLICATION	10/11/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Comprehensive Plan Amendment to revise the Major Street Plan to relocate a portion of a collector road be approved for that portion of the road that abuts proposed Lot 3, Moonridge Subdivision for a distance of 155 feet and that the balance of the request be denied.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to revise the Major Street Plan to relocate a portion of a future collector road on the above legally described property. The Major Street Plan currently shows the road location to be approximately 1,900 feet west of U.S. Highway 16 extending north from Moon Meadow Drive to Catron Boulevard.

On September 13, 2002, the applicant submitted a Preliminary and Final Plat to subdivide

## STAFF REPORT

November 7, 2002

---

### **No. 02CA054 - Amendment to the Comprehensive Plan to revise the Major Street Plan** **ITEM 40**

---

59.52 acres located in the northwest corner of the U.S. Highway 16/Moon Meadow Drive intersection into three lots to be known as Lots 2 thru 4 of the Moon Ridge Subdivision. A portion of the collector road as currently shown on the Major Street Plan is located on Lots 2 and 3 of the proposed development. Revising the Major Street Plan as proposed will remove the collector road from the subject property with the exception of approximately 220 feet of road section in the northwest corner of proposed Lot 2. In addition, approximately 300 feet of road section will be located directly adjacent to the west lot line of proposed Lots 2 and 3.

On October 22, 2002, the applicant submitted a revised Preliminary and Final Plat proposing to plat only Lot 3 of Moonridge Subdivision. The applicant has indicated that the U.S. Forest Service is considering purchasing the lot for a future building site.

#### STAFF REVIEW:

The Major Street Plan currently shows the approach to the collector road located approximately 1,900 feet west of U.S. Highway 16 on the north side of Moon Meadow Drive. The applicant is not proposing to relocate the approach of the collector road; however, the Engineering Division has indicated that due to site distance concerns and horizontal alignment issues with the proposed location of the approach onto Moon Meadows Drive, shifting the road to the east, adjacent to the west lot line of the subject property will improve safety issues relative to the road's location. In addition, shifting the road to the east as identified will improve future road alignment(s) and extension of roadway(s) to the south of Moon Meadow Drive. The Engineering Division has also indicated that the topography within this area is less severe supporting that the road be relocated as identified. As such, the Engineering Division has indicated support of the applicant's proposed road relocation for that portion of the road that abuts the west lot line of proposed Lot 3 of Moonridge Subdivision. The Engineering Division has also indicated that the City will pursue amending the Major Street Plan to relocate the balance of the road to abut the west lot line of the subject property as outlined above.

The applicant is aware that relocating the collector road as identified will require that right-of-way be granted and that the road be improved to City street design standards for that portion of the road abutting the subject property as a part of the associated Preliminary and Final Plat for Lot 3, Moonridge Subdivision or that a Variance to the Subdivision Regulations be obtained.

In summary, staff recommends that the Comprehensive Plan Amendment to revise the Major Street Plan to relocate a portion of a collector road be approved for that portion of the road that abuts proposed Lot 3, Moonridge Subdivision and that the balance of the request be denied.