

STAFF REPORT

March 7, 2002

No. 02CA014 - Comprehensive Plan Amendment by revising the Major Street Plan from a collector road to a local road with a 52 foot right of way on a portion of Nugget Gulch

ITEM 37

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Stoney Creek Inc.
REQUEST	No. 02CA014 - Comprehensive Plan Amendment by revising the Major Street Plan from a collector road to a local road with a 52 foot right of way on a portion of Nugget Gulch
EXISTING LEGAL DESCRIPTION	The E1/2 SW1/4, less Lot H2, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.92 acres
LOCATION	North of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Agriculture District/Neighborhood Commercial District
SURROUNDING ZONING	
North:	Mobile Home Residential District/Park Forest District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/06/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Comprehensive Plan Amendment to revise the Major Street Plan to change the classification on a portion of Nugget Gulch from a collector road to a local road with a 52 foot wide right of way be denied.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to revise the Major Street Plan to change the classification on approximately 650 feet of Nugget Gulch road located on the subject property as described above.

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On February 4, 2002, the City Council approved Layout Plat #02PL002 to subdivide the subject property into 25 residential lots. A stipulation of approval required that upon Preliminary Plat submittal, Nugget Gulch be designed and built as a collector road or the Major Street Plan be amended eliminating Nugget Gulch as a collector road.

In addition to the Comprehensive Plan Amendment request, the applicant has submitted a Preliminary and Final Plat to subdivide the property as identified on the Layout Plat. The applicant has also submitted a rezoning request to change the zoning from General Agriculture District and Neighborhood Commercial District to Low Density Residential District with a Planned Residential Development. In addition, the applicant has submitted a Variance to the Subdivision Regulations to allow lot(s) twice as long as they are wide. (See companion items 02PL012, 02RZ013, 02PD005 and 02SV008.)

STAFF REVIEW:

The Engineering Division has indicated that Nugget Gulch will serve as a collector road carrying traffic from north of the subject property to Catron Boulevard. In particular, Nugget Gulch will provide an interconnective road from Golden Eagle Drive and Horse Creek. Horse Creek and Golden Eagle Drive are also classified as collector roads on the Major Street Plan. The three roadways will carry traffic between Sheridan Lake Road and Catron Boulevard. The proposed development of the subject property and the future development of adjacent properties as identified on the Southwest Connector Neighborhood Future Land Use Plan support the need for a collector road in this location.

The Engineering Division has indicated that providing a 60 foot wide right of way in lieu of the proposed 52 foot wide right of way would allow Nugget Gulch to be constructed as a collector road with no on-street parking. The Engineering Division has also indicated that within the boundaries of the 60 foot wide right of way, a three lane street could be constructed extending north from Catron Boulevard, transitioning into a two lane road as it extends to the north lot line of the subject property. That portion of Nugget Gulch located north of the subject property, in the Springbrook Acres Subdivision, is a private street and does not currently meet the minimum design standards for a collector road as identified by the Street Design Criteria Manual. In addition, Nugget Gulch is constructed as a cul-de-sac street terminating along the north lot line of the subject property. Any new development and/or redevelopment along this portion of Nugget Gulch will require that additional right-of-way be obtained to allow for the road connection between the two properties and that the road be improved accordingly.

The Major Street Plan was adopted to insure adequate road networking between collector roads and arterial roads. Sheridan Lake Road and Catron Boulevard are classified as principal arterial roads on the Major Street Plan. Nugget Gulch will serve as a collector road carrying traffic to the arterial road(s). As such, staff recommends that the Comprehensive Plan Amendment to revise the Major Street Plan as identified be denied.