

STAFF REPORT

March 21, 2002

No. 02CA015 - Major Street Plan Amendment

ITEM 15

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc.
REQUEST	No. 02CA015 - Major Street Plan Amendment
LEGAL DESCRIPTION	Amend the Major Street Plan, an element of the Comprehensive Plan, by removing a proposed collector street from the Major Street Plan, located within Red Rock Estates Subdivision in the NW1/4 NW1/4, Section 29, T1N, R7E, BHM, Rapid City, Pennington, County, South Dakota
LOCATION	Southwest Rapid City and surrounding area
EXISTING ZONING	Low Density Residential
SURROUNDING ZONING	
North:	Low Density Residential
South:	Planned Unit Development (County)
East:	Low Density Residential
West:	Suburban Residential (County)
DATE OF APPLICATION	02/20/2002
REPORT BY	Patsy Horton

RECOMMENDATION: Staff recommends that the Major Street Plan Amendment, an element of the Comprehensive Plan, be approved with the following stipulation:

Transportation Planning Division Recommendation:

1. That the intersection geometrics of Prestwick Road and Muirfield Drive and the future street in the northwest corner of Red Rocks Estates and Prestwick Road are designed to comply with all City standards.

GENERAL COMMENTS: The applicant has submitted a request to amend the Rapid City Major Street Plan. The street alignments currently identified on the Major Street Plan near the Red Rocks Estates development include the north/south arterial extension of Carriage Hills Drive connecting to Sheridan Lake Road at Dunsmore Road. This location has been identified as a future signal location. Another north/south collector road identified on the Major Street Plan connects to Sheridan Lake Road near Clarkson Road and is approximately 300 feet west of Red Rocks Estates. These two north/south roads are connected by an east/west collector through the Red Rocks Estates development, currently identified as Muirfield Drive. Map insets of the amendment are provided to highlight the specific proposed change to the street network in this area.

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STAFF REVIEW: The proposed amendment would remove a second north/south connection identified on the Major Street Plan between the east/west collector traversing through the Red Rocks Estates development and the north/south collector through Section 30 immediately west of Red Rocks Estates.

When development occurs to the west of Red Rocks Estates, the traffic generated from this development will most likely access Sheridan Lake Road at the Clarkson Road connection. However, if the travel time increases due to conflicts with the left-turn movement, traffic will most likely access Sheridan Lake Road along Muirfield Drive because of the traffic signal at Sheridan Lake Road and Dunsmore.

Staff does have concerns that if development occurs to the northwest of Red Rocks Estates and the north/south collector located within Section 30 immediately west of Red Rocks Estates is not constructed, traffic could potentially access Sheridan Lake Road through the "future street" identified in the northwest corner of Red Rocks Estates using Muirfield Drive. If this occurs and the north/south collector is not constructed because of separate ownership, the additional traffic generated from the northwest could negatively impact the neighborhood.

Staff can support the proposed amendment to the Major Street Plan as submitted with the stipulation that the intersection geometrics of Prestwick Road and Muirfield Drive and the future street in the northwest corner of Red Rocks Estates and Prestwick Road are designed to comply with all City standards.