

STAFF REPORT

June 6, 2002

No. 02SR005 - 11-6-19 SDCL Review to allow the extension of Concourse Drive, a public road, from the east of Elk Vale Road to the intersection of Twilight Drive and Pacific Drive **ITEM 18**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 02SR005 - 11-6-19 SDCL Review to allow the extension of Concourse Drive, a public road, from the east of Elk Vale Road to the intersection of Twilight Drive and Pacific Drive
EXISTING LEGAL DESCRIPTION	The unplatted balance of SE1/4 less Lot H1, less Lot H3 of W1/2 SE1/4 and less Lots H3 and H4 of E1/2 SE1/4; Lot 2 of Lot B of SE1/4 SE1/4; all in Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	
PARCEL ACREAGE	Approximately 41.910 acres
LOCATION	East of Elk Vale Road to the intersection of Pacific Drive and Twilight Drive
EXISTING ZONING	General Commercial District
SURROUNDING ZONING	
North:	Light Industrial
South:	County
East:	General Commercial
West:	General Commercial
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	05/10/2002
REPORT BY	Lisa Seaman

RECOMMENDATION:

Staff recommends that the 11-6-19 SDCL Review to allow the extension of Concourse Drive, a public road, from the east of Elk Vale Road to the intersection of Twilight Drive and Pacific Drive be approved with the following stipulations:

Urban Planning Division Recommendations:

1. The public road shall be named Concourse Drive.

STAFF REPORT

June 6, 2002

No. 02SR005 - 11-6-19 SDCL Review to allow the extension of Concourse Drive, a public road, from the east of Elk Vale Road to the intersection of Twilight Drive and Pacific Drive	ITEM 18
---	----------------

GENERAL COMMENTS: The City of Rapid City is proposing to construct a three lane road that will extend Concourse Drive from the intersection of Elk Vale Road and Concourse Drive south to the intersection of Twilight Drive and Pacific Drive. The proposed road will include two through lanes with a left turn lane. The intersection of the proposed road and Elk Vale Road will be a signalized intersection and the intersection of the proposed road and Twilight Drive will be controlled by stop signs.

The design plans for the reconstruction/relocation of Elk Vale Road include the construction of a raised median for the entire length of Phase One of the reconstruction project. The raised median will preclude westbound traffic on Elk Vale Road from turning south on Jubilee Drive to access Twilight Drive. The proposed road will provide full access from Elk Vale Road to Twilight Drive.

The design of the proposed street will be funded by the City of Rapid City. The South Dakota Department of Transportation is acquiring the necessary right of way and funding the construction of the new roadway.

STAFF REVIEW: SDCL 11-6-19 requires that prior to construction of any street, park or other public way, ground, place, space, public building or structure, or public utility the location and extent thereof shall be submitted to and approved by the Planning Commission. Staff has reviewed the proposed roadway construction for compliance with all applicable requirements of the Zoning Ordinance and Rapid City Comprehensive Plan.

The adopted Major Street Plan includes a minor arterial road in the same location with generally the same alignment as identified on the applicant's site plan. A minor arterial road requires a minimum right of way width of 100 feet and minimum lane widths of 12 feet per lane. The South Dakota Department of Transportation staff has noted that they are in the process of acquiring the necessary right of way. The affected landowners have been contacted and negotiations are on-going regarding the purchase of right of way. As mentioned previously, the City of Rapid City is responsible for the design of the proposed roadway. Ferber Engineering Company has been contracted to design the proposed road in accordance with the standards of the Street Design Criteria Manual.

The proposed segment of roadway is the extension of Concourse Drive at the new road's north terminus and the extension of Pacific Drive at its south terminus. Concourse Drive will eventually extend north for one and one half miles while Pacific Drive is a 950 foot local street that dead-ends on the north side of the Harney Peak View Addition Subdivision. Staff is recommending that the new segment of roadway be named Concourse Drive.

Staff finds that the location and extent of the proposed development, based on the recommended conditions of approval is consistent with the adopted Comprehensive Plan, the adopted Major Street Plan and the Zoning Regulations. Staff recommends approval of the SDCL 11-6-19 review request for a public road from the intersection of Elk Vale Road and Concourse Drive and the intersection of Twilight Drive and Pacific Drive.